

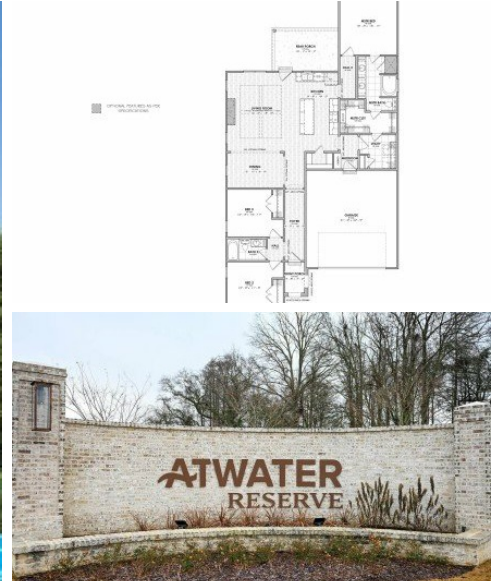
17400 Atwater Dr
Baton Rouge, LA 70810



LOGO COMING
SOON

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MLS# 2026006324



\$344,000

3 Bedrooms | 2 Bathrooms | 1,721 Sqft

Energy Star certified new construction home situated on a large lot with only one side neighbor, located in the Atwater Reserve community near the entrance and exit for convenient access to River Road. This Delilah Transitional floorplan offers 3 bedrooms and 2 bathrooms across 1,721 sq. ft., with exterior landscaping that includes up to 10 pallets of sod. The layout includes a designated dining area and a spacious living room featuring a coffered tray ceiling and a ventless gas fireplace with a wood mantle and tile surround. Arched openings throughout the main living areas add a soft architectural touch. The kitchen is equipped with a 30" freestanding gas range paired with a microwave and hoodvent combo, along with a garbage disposal, dishwasher, and custom cabinetry with soft close cabinet doors and included hardware. The primary bathroom features a garden tub with tile surround alongside a fiberglass shower insert with tiled walls and a niche. A built-in cubby in the mudroom near the garage provides added storage and everyday convenience. Schedule your showing today to experience this home in Atwater Reserve.



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