

13938 Mullins Way
Baton Rouge, LA 70817



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MLS# 2025017121



\$398,800

4 Bedrooms | 2 Bathrooms | 1,868 Sqft

Charming Bienville Floor Plan in Materra Subdivision! This stunning home by A.P. Dodson features the popular Bienville floor plan, offering 4 bedrooms and 2.5 baths. Step from the inviting front porch into an open-concept living, dining, and kitchen area. The kitchen is designed for both style and functionality, featuring painted custom cabinetry, a large center island with a sink and pendant lighting, 3cm countertops, and a stunning tile backsplash. It is equipped with stainless steel appliances, including a gas cooktop, complemented by a convenient walk-in pantry. The secluded primary suite provides a peaceful retreat, complete with a private bath and a large walk-in closet. The property boasts professional landscaping and a fully sodded yard. This home is anticipated to be move-in ready by June 2026. Materra is a walkable, mixed-use community near Woman's Hospital. The neighborhood is designed for an active lifestyle, featuring expansive green spaces, walking trails, ponds, and community pool, pavilion, and playground.



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