

17222 Sweet Olive Ave
Baton Rouge, LA 70817



LOGO COMING
SOON

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MLS# 2026008415



\$451,500

4 Bedrooms | 3 Bathrooms | 2,553 Sqft

Step up to the Desirable Rose Hill subdivision. The home has a triple split floor plan. Fresh Neutral Paint Inside and Outside! The Den has real wood flooring, built ins on each side of the gas log fireplace, high ceilings, custom crown molding, ceiling fan and a wall of windows that overlooks the covered patio and fenced in rear yard. The Formal Dining is open to the Den and has a large window that overlooks the front yard. The Kitchen has beautiful new quartz countertops, tiled backsplash, newer sink, newer light fixtures, great storage and is open to the Breakfast/Keeping Room. The Breakfast/Keeping Room also has a wall of windows that allows for great natural lighting! The Primary Bedroom has new designer carpet, boxed ceiling and ceiling fan. The Primary Bath is spacious with new tiled floors, double vanities, jetted tub, separate shower, water closet and walk-in closet with custom built ins. Two Guest Bedrooms have new designer carpet, ceiling fans, great closet space and share a Hall Bath. Just off of the Kitchen is another Guest Bedroom and Bath, great for guest or home office. The Laundry Room has a soaking sink, space for an extra refrigerator or freezer and lots of storage. Two car garage with great storage space. The roof was replaced in 2023. New gutters installed in 2023. Two Newer HVACs (2019 and 2022) Make an



Phyllis Butler

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Compass - Perkins

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