

**1233 Perkins Rd**  
Baton Rouge, LA 70806



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**MLS# 2026008763**



**\$450,000**

**3 Bedrooms | 2 Bathrooms | 2,318 Sqft**

Back on the market, and now offered at an even more compelling new price. This beautifully designed home captured attention immediately, and with recent pricing improvements, the opportunity is even better the second time around. Thoughtfully crafted, impeccably maintained, and positioned to stand out in today's market, this is a chance buyers will not want to miss. Schedule your private showing and see why this home deserves another look. This stately home, which offers both charm and versatility, is nestled near City Park in Kleinert Terrace and features 3 bedrooms, 2 full baths, and a convenient half bath, while a private sunroom or 4th bedroom with a full bath sits above the garage, connected to the home's interior by a flexible hobby room, perfect for guests, a studio, or a home office. Warm, stained wood flooring flows throughout, complementing the classic layout with a formal living room and formal dining room, separated by a welcoming front foyer. The formal living room features a beautiful marble fireplace surround w/double doors that open to the spacious courtyard. The kitchen and breakfast area are thoughtfully connected with an open pass-through. The kitchen has stainless steel appliances, granite countertops, a five-burner gas cooktop, and custom cabinetry. Off the kitchen is a walk-in pantry that provides an efficient space



**Toni House**

Phone: (225) 964-6535

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