

9524 E Van Pl
Baton Rouge, LA 70815



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MLS# 2026008872



\$265,000

3 Bedrooms | 2 Bathrooms | 2,174 Sqft

Welcome to one of the most charming Mid-Century Modern homes in Broadmoor! This updated and renovated home sits on a large corner lot and offers 3 bedrooms, 2 bathrooms, with over 2,100 living sqft. There is also a fourth room currently used as an office that meets the criteria for a bedroom, offering flexibility for buyers needing a 4-bedroom home! As you arrive, you'll immediately notice the iconic Mid-Century Modern architecture, dramatic rooflines, and incredible curb appeal, along with covered parking, extra driveway space, and a fully fenced yard. The roof is also less than 4 years old. The current owners spared no expense during renovations while still preserving the character and charm Broadmoor homes are known for. Inside, you'll find new flooring, beautifully remodeled bathrooms, an updated living room, fresh paint throughout, and more. The living room features charming built-ins, a vaulted ceiling, and a wall of sliding glass doors that creates great natural light and a seamless indoor/outdoor feel. Step into the massive 600 SQFT enclosed sunroom that is heated and cooled! The sunroom is perfect for entertaining, relaxing, or additional flex space. The sunroom is not included in the living sqft, making the main house a true 2,174 living sqft. The spacious backyard is fully fenced and perfect for pets, gatherings, or outdoor



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