

7642 Trail Bend Ave
Baton Rouge, LA 70836



LOGO COMING
SOON

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MLS# 2026008868



\$334,900

3 Bedrooms | 2 Bathrooms | 1,727 Sqft

Why wait on new construction when you can own a barely lived-in townhome with upgrades already included? Built just over a year ago, this popular Skylark floor plan in Dawson Bluff already offers features that go beyond the standard builder package, including custom wood blinds throughout, an upgraded LG InstaView Door-in-Door refrigerator, and high-end washer and dryer that will remain with the home. This 3-bedroom, 2.5-bath layout is one of the most desirable floor plans in the neighborhood thanks to its spacious feel, downstairs primary suite, generous yard space, and abundant natural light. The open-concept living area features soaring ceilings, a large kitchen island, granite countertops, ceiling-height cabinetry, custom tile work, stainless steel appliances, smart home technology, and a full-size utility room with private garage access. The private primary suite is tucked away downstairs and includes dual vanities, a garden tub, walk-in closet, and plenty of natural light. Upstairs, you'll find two additional bedrooms with a shared bath plus an expansive walk-in attic that provides an impressive amount of storage rarely found in townhomes. One of the standout features of the Skylark model is the backyard setup, and this home already includes partial fencing a valuable upgrade that could make a fully enclosed yard easy to complete for the



Alan Kroutter

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Compass - Perkins

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