

3811 Southpass Ave
Baton Rouge, LA 70820

 **LOGO** COMING
SOON

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MLS# 2026008902



\$258,000

3 Bedrooms | 2 Bathrooms | 1,509 Sqft

What an opportunity to own this well-maintained 3-bedroom, 2 bath home in desirable Lake Beau Pre, conveniently located near LSU and just minutes from downtown Baton Rouge. This open floor plan offers tile flooring throughout the living areas, kitchen, laundry, and bathrooms. The spacious primary suite features a private en suite bath with dual vanities, a soaking tub, separate shower, and walk-in closet. Enjoy the extended patio and fully fenced backyard backing to a wooded area for added privacy. Additional features include a front-facing two-car garage, wood blinds throughout the home, and washer, dryer, and refrigerator to remain. Brand new AC. The active homeowner's association provides management, neighborhood security monitoring, front entrance maintenance, common area and lake maintenance, plus front lawn mowing for each home. Homeowners maintain backyard areas and flower beds. Located in Flood Zone X, this neighborhood remains a favorite among LSU students and faculty with the campus only two miles away. Schedule your private showing today.



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Coldwell Banker ONE

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