

**331 S Fairfax Dr**  
Baton Rouge, LA 70806



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**MLS# 2026009381**



**\$314,900**

**3 Bedrooms | 2 Bathrooms | 1,560 Sqft**

Beautiful ranch-style home with high end updates and finishes nestled between Old Goodwood and Mid-City. 3BR, 2 baths with a renovated kitchen. Open layout in dining, den, and kitchen area with an extra bonus room off the kitchen. This house makes for a very spacious home for a growing family. Lots of natural light throughout with original hardwood flooring in the dining area/den and all bedrooms. Fully Renovated Kitchen (Spring 2020) with soft-close cabinets, multiple new dedicated electrical circuits, a plumbed-in professional-grade Vibiemme espresso machine (to remain with the home), pantry with power outlets, gas range/oven. Fully renovated master bathroom (2016) with a walk-in closet. Storage shed equipped with a powered AC unit and foam insulation in the ceiling. Great for a home office or studio space. Other updates include: Architectural shingles on the roof of all structures (2019), and an HVAC system installed (Summer 2020) with fully redesigned/calibrated ductwork and blown-in insulation throughout the entire attic space (Summer 2020). New electrical panel installed inside and out in 2023. Private/Fully fenced in backyard. Allows for outdoor movie nights, grilling, and sitting around a firepit. Plenty of room for a swing set for kids. Mid-City Location, with easy walkability to Superior Grill, Govt. Street Taco, Cypress Coast Brewery,



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