

2326 Terrace Ave
Baton Rouge, LA 70806



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MLS# 2026009539



\$624,500

4 Bedrooms | 2 Bathrooms | 3,259 Sqft

Welcome to your dream home in the heart of Baton Rouge's historic Garden District! Perfectly positioned on picturesque Terrace Avenue (70806), this classic residence offers the perfect blend of charm, comfort, and convenience. Imagine enjoying the vibrant St. Patrick's Day Parade right from your own front yard, or taking a leisurely stroll beneath mature, tree-lined streets to City Park or the LSU Lakes. Step inside to find lovely living areas with gorgeous wooden floors and an Italian marble fireplace anchoring the sunken living room a perfect spot to relax or entertain. The chef's kitchen is equipped with stainless steel appliances, Carrera marble countertops, and soft-close cabinetry, making meals a delight. Retreat to the spacious primary suite featuring 2 closets (1 cedar) and an en-suite bath with a soaking tub for the ultimate in relaxation. Upstairs, discover three more bedrooms, a full bath, and a bonus space ideal for a playroom or media room. Downstairs, a dedicated office with built-in bookcases and an adjacent full shower bath offers flexibility for a 5th bedroom, home office, or guest suite. Enjoy the fully fenced yard, complete with a screened patio, expansive covered patio, and a wooden deck perfect for gatherings and play. Additional highlights include a whole home generator, Ring doorbell with cameras, new water heater



Leigh Adams

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