

12230 Arrowood Ave
Baton Rouge, LA 70818



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MLS# 2026009681



\$299,000

3 Bedrooms | 2 Bathrooms | 1,679 Sqft

Located in Morgan Place West Subdivision in the Central School District, this updated 3 bedroom, 2 bath home offers an open layout, thoughtful updates, and a backyard designed for relaxing and entertaining. Inside, the living room features a vaulted beamed ceiling, cozy wood-burning fireplace with brick surround, and an open feel that flows easily into the kitchen and dining area. The kitchen is bright, functional, and well-equipped with custom cabinetry, granite countertops, stainless appliances, subway tile backsplash, under-cabinet lighting, and a layout designed for both everyday living and gathering. The spacious primary bedroom offers plenty of room to unwind and includes an updated ensuite bath with a ceramic tile walk-in shower and modern finishes. Two additional bedrooms share a beautifully updated hall bath featuring a ceramic tile shower and soaking tub. Wood-look flooring throughout the home adds warmth and easy maintenance with no carpet. Additional improvements include new windows installed in September 2025 and a new HVAC system installed in March 2022. Step outside to enjoy a fully fenced backyard featuring a large screened-in patio with ceiling fans, an inground pool, a garden area, additional covered seating space ideal for relaxing, gathering, or outdoor cooking, and a large storage shed for added



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