

**1831 Denver Dr**  
Baton Rouge, LA 70810



**LOGO** COMING  
SOON

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**MLS# 2026009776**



**\$210,000**

**3 Bedrooms | 2 Bathrooms | 1,305 Sqft**

Welcome home! Seller is offering \$8,000 in closing assistance, and this home is located in Flood Zone X no flood insurance required. Step inside this charming brick home and you'll immediately notice the spacious living room with the kitchen overlooking both the living and dining areas, creating an open and inviting layout perfect for entertaining. This 3-bedroom, 2-bathroom home features no carpet throughout, giving it a clean and updated feel. The primary bedroom includes a stand-up shower, and the home also offers insulated windows throughout with a transferable lifetime warranty. Outside, you'll find a great backyard with a covered patio along with a shed/workshop that could easily be used as a workshop, storage space, or even converted into a man cave. This home has never flooded, and the existing alarm system with customer security is transferable. Security cameras will remain with the property as well. Come put your personal touches on this home and make it yours today!



**Abraham Slocum**  
Phone: (504) 430-3118  
TGL Group, LLC

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