

13944 Mullins Way
Baton Rouge, LA 70817



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MLS# 2026010400



\$392,800

3 Bedrooms | 2 Bathrooms | 1,843 Sqft

Welcome to Materra, one of Baton Rouge's premier master-planned communities, where thoughtful design and modern comfort come together in this beautiful brand-new construction home. Offering 3 bedrooms, 2.5 baths, and a spacious 2-car garage, this home is designed for both everyday living and effortless entertaining. Step inside to discover an open yet defined floor plan that creates a seamless flow between the living, dining, and kitchen areas while still maintaining a sense of distinct spaces. The well-appointed kitchen serves as the heart of the home, overlooking the main living areas and providing the perfect setting for gatherings with family and friends. Enjoy relaxing mornings on the charming front porch or unwind in the evenings on the inviting side porch. The private primary suite offers a peaceful retreat, while two additional bedrooms provide flexibility for family, guests, or a home office. Additional highlights include a convenient half bath for guests, ample storage throughout, and a dedicated storage area located just off the garage ideal for keeping seasonal items, tools, and outdoor equipment organized. Located in the highly sought-after Materra community, residents enjoy beautifully planned surroundings, walkable amenities, and convenient access to shopping, dining, recreation, and all that Baton Rouge has to offer.



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