

16012 Magnolia Trace Pkwy
Baton Rouge, LA 70817



LOGO COMING
SOON

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MLS# 2026010444



\$635,000

4 Bedrooms | 3 Bathrooms | 3,205 Sqft

Welcome to the Belle of Magnolia Trace! This beautifully maintained 4-bedroom, 3-bath home offers 3,205 living square feet and 4,295 total square feet of thoughtfully designed space. The flexible floor plan includes a separate office, spacious bonus room upstairs, formal dining area, large living room, and a cozy keeping room just off the kitchen. The kitchen is truly the heart of the home, featuring refinished cabinetry, under-cabinet lighting, soft-close cabinetry upgrades, updated sink and faucet, and a newer microwave. The spacious primary suite offers a private retreat with upgraded closet features, while the additional bedrooms provide ample space for family and guests. Throughout the home you'll find numerous updates including crown molding, upgraded ceiling fans, updated flooring, fresh paint, added recessed lighting, and smart lighting controls. The bathrooms have been enhanced with updated shower surrounds, custom features, and thoughtful storage additions. Enjoy year-round relaxation in the screened-in sunroom overlooking the large patio and beautifully landscaped backyard. Outdoor features include a sprinkler system, landscape lighting, fenced patio area, and plenty of yard space on both sides of the home. The attached garage is climate controlled with heating and air conditioning, making it ideal for hobbies, projects, or



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