

1512 Alum Creek Dr
Baton Rouge, LA 70820



LOGO COMING
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MLS# 202601193



\$384,000

4 Bedrooms | 2 Bathrooms | 1,850 Sqft

Located in the highly sought-after River Hills Farms gated community, this new home offers an exceptional opportunity just minutes from LSU for homeowners or investors. Situated on a large corner lot, this is only the second resale in the neighborhood since its creation in 2023, highlighting the demand and limited turnover within the community. Built less than two years ago, the home features modern smart-home technology, allowing you to control the garage door, HVAC system, and door locks directly from your phone. Inside, you'll find an open and functional floor plan highlighted by an oversized primary closet and a luxurious primary bathroom featuring a large soaking tub. The washer, dryer, and refrigerator will remain with the home, making it truly move-in ready. Residents enjoy access to a large community lake and the convenience of one of Baton Rouge's most desirable locations. Easily avoid traffic with quick access to Nicholson Drive, Burbank Drive, Lee Drive, Bluebonnet Boulevard, and Highland Road. LSU's campus, restaurants, fitness centers, shopping, and the Court to Table Pickleball Complex are all just a 5-minute drive away. Located in Flood Zone X, with no flood insurance required, this home offers both convenience and peace of mind. Being less than two years old, buyers can enjoy the benefits of newer



Stephen Sommers

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