

8709 Forest Hill Dr
Baton Rouge, LA 70809



LOGO COMING
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MLS# 2026010558



\$299,999

3 Bedrooms | 2 Bathrooms | 2,094 Sqft

MOTIVATED SELLER! GREAT LOCATION! This well-maintained 3-bedroom, 2-bath home on an oversized corner lot, offers plenty of space and functional living. The main living areas feature new flooring, while the spacious living room is full of natural light with a cozy wood-burning fireplace. The kitchen includes updated epoxy faux marble countertops, a classic subway tile backsplash, and an eat-in bar for casual dining. Adding warmth and character, the living room and oversized laundry room showcase cedar walls and ceilings, with the laundry area providing abundant storage space. A large additional den offers flexibility and could easily serve as a game room, playroom, home office, or second living area. Both bathrooms have been updated with subway tile tub surrounds, new toilets and new faucets. Additional features include a **NEW ROOF** and two HVAC units that are less than three years old and currently under a maintenance contract, providing added peace of mind. Outside, you'll find mature shade trees, a covered back patio, two storage sheds, and a two-car carport, making this property a great option for those looking for space, convenience, and value in a well established neighborhood. Ideally situated with convenient access to I-10 and I-12, this home is just minutes from shopping, restaurants, hospitals, grocery stores, and everyday



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