

**3449 Tezcucco Dr**  
Baton Rouge, LA 70820



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**MLS# 2026011701**



**\$500,000**

**3 Bedrooms | 3 Bathrooms | 3,110 Sqft**

Nestled at the end of a quiet cul de sac in the sought after Riverbend Subdivision, this classic Acadian style home sits on 1.49 acres overlooking a serene lake. With timeless architecture, a full front porch, and a beautiful brick exterior, the home offers both charm and privacy in a picturesque setting. Inside, the original floorplan features 2 bedrooms, 2 full baths, a dedicated office, formal dining room, kitchen, breakfast room, and a spacious den with views of the property. Nearly all finishes throughout the home remain original, preserving its character, while the kitchen benefits from updated appliances. A standout feature is the finished attic, thoughtfully converted into an additional bedroom and full bath. Accessed by a Cajun stairway off the sunroom, this space is ideal for guests, older children, or a private retreat. Step outside to an extended back patio that overlooks the expansive yard and the peaceful lake, offering the perfect backdrop for morning coffee, evening relaxation, or outdoor entertaining. This is a rare opportunity to own a waterfront property with acreage, charm, and endless potential in one of the area's most desirable neighborhoods.



**Libby Ammon**

Phone: (225) 938-3176

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