

**2723 Shore Side Avenue**  
Baton Rouge, LA 70810



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**MLS# 2026011494**



**\$469,195**

**4 Bedrooms | 3 Bathrooms | 2,333 Sqft**

The Champlain is a charming one-story New Orleans-style cottage featuring 4 bedrooms, 3 full baths, with no wasted space. Enter through the inviting front porch into a spacious foyer and formal dining room with upgraded Gold Leaf lighting. The gourmet kitchen features custom cabinetry including extended uppers with under-cabinet lighting, Calacatta Gold countertops, a large island with 30" stainless single-basin sink and a brushed gold faucet, Level 5 Murali Matte Bamboo backsplash, stainless appliances, 36" gas cooktop, single wall oven, built-in microwave, and walk-in pantry. The kitchen opens to the living room with a Spice Chest-stained exposed beam and Carrara Luxe fireplace surround. Double doors lead to a covered rear porch with gas drop for a future grill. The private master suite includes wood flooring, Carrara Luxe vanity countertops, dual vanities, framed mirrors, a custom tiled shower with seamless glass enclosure, separate soaking tub, and large walk-in closet. Bedroom 2 has its own hall bath and bedrooms 3 and 4 share a jack and jill bath. Additional highlights include 8' first-floor interior doors, Carrara-style doors, satin nickel hardware, plumbing fixtures, bath accessories and lighting, double laundry wall cabinet, 2-car garage, post-tension foundation, and professionally landscaped, fully sodded yard. Est



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For full listing details, please scan:

