

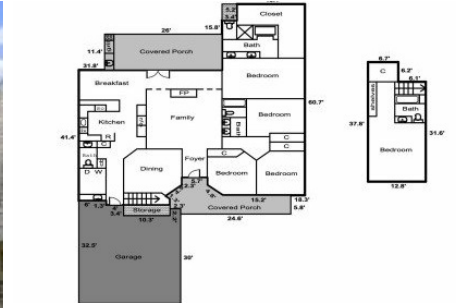
16157 Woodland Trail Ave
Baton Rouge, LA 70817



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MLS# 2026010782



\$545,000

5 Bedrooms | 3 Bathrooms | 2,822 Sqft

Designer Home in Green Trails at Shenandoah with outdoor kitchen and screened in porch! Ideally located near shopping, restaurants, Woman's Hospital, and the award-winning Southern Oaks Athletic Club in the neighborhood. This thoughtfully designed 5-bedroom, 3.5-bath home, on a dead end street, offers an exceptional floor plan with 4 bedrooms on the main level and a spacious bonus room upstairs complete with a FULL BATH and closet currently designed as an incredible children's gym/playroom featuring climbing elements and activity space, but can easily be utilized as a 5th bedroom, media room, guest suite, or bonus room. Quality finishes shine throughout with engineered hand-scraped bamboo wood flooring in all common areas and ALL bedrooms, complemented by travertine tile in wet areas. The kitchen is equipped with stainless steel appliances, granite countertops, travertine backsplash, custom cabinetry, a functional peninsula, and abundant storage. The oversized breakfast area offers plenty of space for family gatherings so the formal dining room could be a flex space as an additional sitting area or home office. Architectural details include soaring 12-foot ceilings and a stunning three-sided gas fireplace, tiled to the ceiling, serving multiple living spaces. The spacious primary suite features dual vanities, an oversized custom-



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