

**4365 Capital Heights Ave**  
Baton Rouge, LA 70806

 **LOGO** COMING  
SOON

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**MLS# 2026011787**



**\$380,000**

**3 Bedrooms | 2 Bathrooms | 1,754 Sqft**

This charming renovated three bedroom cottage is complete with a brand new roof, a 2023 hvac system, a spacious front porch, a great versatile floor plan, a freshly painted back deck and a 2 car rear carport! This gem is located in established Mid City, convenient to so many restaurants, shops and more, and is known as a "walking" community in the heart of town with mature trees. The kitchen features slab granite counter tops and many cabinets, an island, stainless steel appliances, and a pantry, plus it's open to the keeping/breakfast room. Enjoy beautiful hardwood floors and ceramic tile throughout. 9' ceilings maximize the feel of this fabulous space. Plentiful natural light flows through the living and dining rooms that adjoin, and can be versatile. The primary suite features a walk-in closet and en-suite bath with double vanity! The laundry area is near the back door that leads to the mostly enclosed rear deck, and carport. A mature and beautiful oak tree shades the home and offers a nice view. Come make this gem your own oasis. Ask for the full list of seller updates, which also includes a '25 fridge, '23 dishwasher, '22 water heater, and a new fence '26!



**Ashley Vuci**

Phone: (225) 324-3661

Compass - Perkins

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