

**13938 Mullins Way**  
Baton Rouge, LA 70817



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SOON

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**MLS# 2026010397**



**\$415,000**

**4 Bedrooms | 2 Bathrooms | 1,868 Sqft**

Welcome to Materra, one of Baton Rouge's most exciting and well-planned communities! Ready by Christmas!! This stunning brand-new construction home offers the perfect blend of modern design, functionality, and southern charm. Featuring 4 spacious bedrooms, 2.5 baths, and a 2-car garage, this home showcases an open yet defined floor plan that provides seamless flow between living spaces while maintaining a sense of purpose and privacy. The inviting living area is ideal for both everyday living and entertaining, while the well-appointed kitchen serves as the heart of the home with ample workspace and storage. Enjoy relaxing mornings on the charming front porch or unwind in the evenings on the side porch, creating multiple outdoor spaces to enjoy Louisiana's beautiful weather. The private primary suite offers a peaceful retreat, while three additional bedrooms provide flexibility for family, guests, or a home office. Practical features abound, including additional storage conveniently located off the garage, ensuring plenty of room for tools, seasonal items, and everyday essentials. Situated in the highly desirable Materra community, residents enjoy a vibrant neighborhood atmosphere with thoughtfully designed amenities, green spaces, and convenient access to shopping, dining, schools, and everything Baton Rouge has to offer. Ask



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