

13944 Mullins Way
Baton Rouge, LA 70817



LOGO COMING
SOON

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MLS# 2026010400



\$400,000

3 Bedrooms | 2 Bathrooms | 1,843 Sqft

Your BRAND NEW HOME, ready by Christmas! Welcome to Materra, one of Baton Rouge's premier master-planned communities. Offering 3 bedrooms, 2.5 baths, and a spacious 2-car garage, this home is designed for everyday living and effortless entertaining. Step inside an open yet defined floor plan that creates flow between the living, dining, and kitchen areas while still maintaining a sense of distinct spaces. The well-appointed kitchen serves as the heart of the home, overlooking the main living areas and providing the perfect setting for gatherings. Enjoy relaxing mornings on the charming front porch or unwind in the evenings on the inviting side porch. The private primary suite offers a peaceful retreat, while two additional bedrooms provide flexibility for family, guests, or a home office. Additional highlights include a convenient half bath for guests, ample storage throughout, and a dedicated storage area located just off the garage. Located in the highly sought-after Materra community, residents enjoy beautifully planned surroundings, walkable amenities, and convenient access to shopping, dining, recreation, and all that Baton Rouge has to offer. Don't miss your opportunity to own this exceptional new construction home in one of the area's most desirable neighborhoods. Call for your private tour today! (Builder has various floor plans and will even build on



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For full listing details, please scan:

