

1112 S Eugene St
Baton Rouge, LA 70806



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MLS# 2026012250



\$659,900

4 Bedrooms | 3 Bathrooms | 2,355 Sqft

This exquisite home is located in the historic Garden District and sits near the St. Paddy's Day parade route. Enter through a spacious living room featuring hardwood floors, eight foot doors and a gas fireplace. The dining room and kitchen open to the living area, highlighted by a wall of windows with plantation shutters. The kitchen includes a new gas stove, new garbage disposal, center island, slab granite countertops, a sink beneath a window, wood floors, and built-in cabinetry for ample storage. The spacious primary suite features a bathroom with dual sinks, a separate tub, and a walk-in shower. The property including a whole-house generator, plantation shutters, and a security system with cameras. An additional bedroom and full bathroom are located downstairs. Upstairs, you'll find two more bedrooms, a full bathroom, a generously sized bonus room or office, and walk-in attic access. The exterior is professionally landscaped, offering landscape lighting, sprinklers system and a black steel fence that encloses the front yard and a nice covered front porch. Hidden behind an 8 wall in the back you will find a New Orleans style courtyard complete with covered patio, flagstone flooring, a fountain, and a gorgeous pergola. The Garage is located on the side street and has built-in cabinets and a work area. And there is a separate parking pad for



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