

4061 Atwater Reserve Ave
Baton Rouge, LA 70810

 **LOGO** COMING
SOON

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MLS# 2026013010



\$371,725

3 Bedrooms | 2 Bathrooms | 1,975 Sqft

Clayton A floorplan by Level Homes under construction in Atwater Reserve! This one-story home offers 3 bedrooms, 2 baths, a dedicated office and approximately 1,975 sq ft of open living space. The living area includes a gas fireplace with upgraded Carrara Luxe surround and stained beam mantel, plus an exposed stained beam between the kitchen and dining room. The kitchen features custom painted cabinetry with extended upper cabinets, Carrara Luxe quartz countertops, glossy white Raku subway tile backsplash, under-cabinet lighting, brushed gold hardware and faucet, and a Tier 3 single wall oven with 36" cooktop. The primary suite is located at the back of the home and offers dual vanities, a separate soaking tub, tiled shower with seamless glass shower door, and large walk-in closet. Beds two and three are on the opposite side of the home and share a hall bath. The yard will be fully sodded and professionally landscaped. Estimated completion of November 2026, Buyer may be able to select or approve certain colors and options for a limited time. Other lots/plans available. Atwater Reserve is a brand-new community located just off River Road right next to L' Auberge Casino, in South Baton Rouge! This community has picturesque ponds, inviting walking trails, FUTURE pickle ball courts, playgrounds and green spaces.



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