

7470 Sevenoaks Ave
Baton Rouge, LA 70806



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MLS# 2026013682



\$725,000

4 Bedrooms | 3 Bathrooms | 2,729 Sqft

This is a custom built Tuscan style home with multiple unique desirable features. It is located in the highly desirable Garden District near Town Center, with easy access to I-10/I-12 interstates and all Baton Rouge has to offer. The unique layout features the main bedroom suite on one side, then combined central living and dining room. The space then flows into the combined kitchen and family room. On the side opposite the main bedroom is a MIL suite and an additional full bathroom and bedroom. The laundry room is on that side as well as the entrance to the attached spacious 3 car garage. The home is handicapped accessible (think wide doors, arches, low entrance steps, shower seats and grab bar). The central area has high ceilings and large windows overlooking private back yard. There is a half bath in this area w/ exit to back porch, which is handy when enjoying outdoor activities. The chef's kitchen features double ovens (convection and convection), built-in refrigerator, 6 burner gas cook top on central island, under counter microwave, custom cabinets and Caesar stone counter tops. The large open breakfast/family room feels light and airy with a bay of windows overlooking backyard, and an opening onto a covered porch, which is perfect for outdoor dining. The backyard is enhanced with a fountain, pergola, and customized green foliage on the



Cindy Edmonds

Phone: (225) 400-7004

Dawson Grey Real Estate

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