

1616 Hobbiton Rd
Baton Rouge, LA 70810

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MLS# 2026013948



\$250,000

3 Bedrooms | 2 Bathrooms | 1,532 Sqft

This home sits back from the street under a thick canopy of shade trees, with a front porch built for actually sitting on. Inside, the living room centers on a real wood-burning fireplace with its original brick hearth and wood mantle, framed by hardwood floors that run warm and honey-toned through the main living space. Two crystal chandeliers add a little polish without trying too hard. The kitchen has been updated with granite counters and a full appliance package range, dishwasher, refrigerator, microwave plus a breakfast nook tucked into a bay window that looks straight out to the backyard. Cabinets are solid wood, floor to ceiling, with a peninsula that gives you real prep space and stool seating. Three bedrooms, two full baths. The primary has its own en-suite and enough square footage for a sitting area if you want one; the other two share the hall bath and both come with good closet space one's currently set up as a home office, another as a den, so you can see how flexible the layout is. Out back is where this place earns its keep: a covered patio under a cedar pergola, brick pavers, a stone fountain, and a swing that stays with the house. It's fully fenced, heavily landscaped, and private in a way that's hard to find this close to Perkins. A detached storage building in the back corner adds space for tools, mower, overflow whatever you need off the main



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