

7320 Memo Pl
Baton Rouge, LA 70817



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MLS# 2026014269



\$245,000

3 Bedrooms | 2 Bathrooms | 1,520 Sqft

Some homes feel good the moment you walk in, and 7320 Memo Place is one of them. Inside, the vaulted living room opens to the kitchen and dining area in a way that makes everyday life feel easy light moves through freely, nothing feels cramped, and there's a natural flow between cooking, eating and relaxing that good floor plans just have. Luxury vinyl plank flooring runs throughout, while painted cabinetry, granite counters, stainless appliances (Frig stays) and a large pantry keep the main living spaces clean, practical and connected. The primary suite is tucked at the rear of the property with beautiful tree views & both bathrooms in this home are brand new. The house was elevated through a FEMA grant, which changed more than just the flood profile. It created the kind of outdoor living that's hard to find at this price: wide front and rear decks, covered parking below, and room to spread out, store things, and gather without going anywhere. Out back, the rear deck tucks beneath a mature live oak shaded, quiet, and the kind of spot that becomes the reason you stay home on a weekend and enjoy your modern tree house. The Seller is offering a \$3,000 concession to help repair the fence. This is the place for morning coffee on the deck, dinners outside and long evenings that don't require a plan. Three bedrooms, two baths, a 10 year old



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