

42 Colleen Ct
Baton Rouge, LA 70808

 **LOGO** COMING
SOON

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MLS# 2026014481



\$167,000

2 Bedrooms | 2 Bathrooms | 1,116 Sqft

PROFESSIONAL PHOTOS COMING SOON. Truly one of South Baton Rouge's best-kept secrets, Pleasant Ridge offers quick access to the Southdowns area, LSU, I-10, and the many conveniences along Perkins Road and College Drive including restaurants, shopping, medical services, and more. Quietly tucked away just off Perkins, this community provides an ideal blend of privacy, comfort, and affordability for first-time homebuyers or those looking to downsize. Do not overlook this charming enclave. 42 Colleen Court features an inviting, private rear courtyard just off the two-car carport. Inside, neutral colors create a calm backdrop throughout. The efficiently designed kitchen includes a well-placed pantry, with the laundry area conveniently nearby. The dining space comfortably seats six, and the cozy living room offers a corner fireplace and French doors opening to an additional, open courtyard. A downstairs half bath adds everyday convenience for owners and guests. Upstairs, two well-sized bedrooms each include private en-suite bathrooms, along with a coat closet at the base of the stairs for extra storage. A new roof covered by the HOA is planned for Fall 2026. This unit is located in Flood Zone X, where flood insurance is not required. HOA dues of \$250 per month cover exterior insurance, roof and exterior maintenance,



Andrea LeJeune Hunt
Phone: (225) 229-8604
HDP Real Estate

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