

5241 Timber Cove St
Baton Rouge, LA 70808



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MLS# 2026015388



\$295,000

4 Bedrooms | 2 Bathrooms | 2,542 Sqft

Excellent opportunity in popular Plantation Trace, just a few miles from LSU off Highland Road! Situated on a cul-de-sac in a well-established neighborhood and located in Flood Zone X, this 4 bedroom, 2 bath brick home offers 2,505 living square feet, a large yard, plenty of parking, and tremendous potential. The exterior has been well maintained with great curb appeal, while the interior is ready for some TLC and updating, making this an excellent opportunity for an investor, renovator, or buyer looking to create their dream home. The spacious floor plan features a large family room, kitchen with breakfast area, formal living room, formal dining room, and generously sized bedrooms. Enjoy an abundance of covered outdoor space, including a screened-in back patio with tile flooring, 2 car carport, and additional parking along the side and rear of the home, perfect for entertaining. Priced well below many homes in the area with significant upside potential and an estimated ARV well above \$400,000 with the right improvements. Great bones, excellent location, large lot, and plenty of room to add value. Opportunities like this near LSU are hard to find. Schedule your private showing today!



Leo Desselle
Phone: (225) 324-2600
Pennant Real Estate

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