

13346 Perkins Road East
Baton Rouge, LA 70810



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MLS# 2026015664



\$230,000

3 Bedrooms | 2 Bathrooms | 1,775 Sqft

Welcome home to this charming 3-bedroom, 2-bath home in an incredibly convenient Baton Rouge location right off Perkins Road near Siegen Lane. The property is stone's throw to Perkins Rowe, shopping, dining, and everyday conveniences with easy access to I-10 via the new Pecue exit. Inside, you'll find a spacious and functional floor plan featuring two large living areas with the kitchen and breakfast area connecting the spaces. The rear family room offers a warm and inviting atmosphere with a brick wood-burning fireplace and plenty of room for relaxing or entertaining. With no carpet throughout, the home is easy to maintain. The kitchen features a ample storage and counter top space for entertaining guests, while all three bedrooms are spacious with ample storage. Recent improvements include a **NEW HVAC SYSTEM**, keeping the house cool in the Louisiana heat, along with an existing security system for added peace of mind. The outdoor space is another highlight. The fully fenced backyard features a beautiful mature oak tree, creating a private and established setting. A large covered patio was converted into a garage, so you can safely store all your tools, toys and valuables. This home combines space, character, outdoor living, and an excellent location. The property did not flood, located in Flood Zone X, and it's



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