

13350 Fairview Ave
Baton Rouge, LA 70816



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MLS# 2026015936



\$294,900

3 Bedrooms | 3 Bathrooms | 2,229 Sqft

This beautifully updated home is packed with thoughtful improvements inside and out! Recent upgrades include new insulation in the attic, new wood flooring, new fencing, a brand-new outdoor storage shed, updated water lines servicing the flower beds, new kitchen appliances, a new kitchen island, new garbage disposal, new gutters, and a newly constructed 10x12 rear porch. The kitchen has also been upgraded with new marble countertops, while the interior of the home has been freshly repainted throughout. Additional improvements include new fan/light fixtures throughout the home, two motorized roof ventilators, and updated commercial-style exterior lighting at the garage. Custom blinds and the built-in dining room china cabinet will remain with the home. The front gate will also remain, with seller potentially replacing it with another gate from the ranch. Please note the following seller exclusions: dining room and kitchen light fixtures will be removed and replaced; bull brackets in the kitchen and primary bedroom; curtains and metal arches; outdoor furniture and drapes; wind chimes; and seller may remove the metal flowers from the porch ceiling. A tremendous amount of updating has already been completed, offering the next owner the opportunity to enjoy the character of the home along with many major improvements already in place.



Tyler LaBauve

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NexaEdge Realty Partners LLC

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