

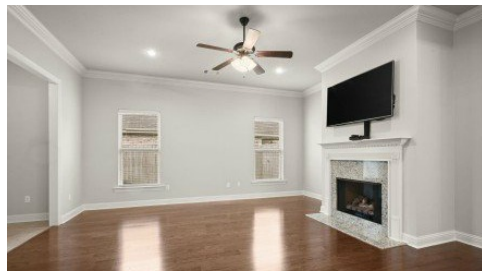
9346 Falling Oak Dr
Baton Rouge, LA 70817



LOGO COMING
SOON

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MLS# 2026016222



\$299,000

3 Bedrooms | 2 Bathrooms | 1,766 Sqft

This meticulously maintained 3-bedroom, 2-bathroom home is truly in the same pristine condition as when the owner purchased it from the builder. The inviting open floor plan offers generously sized living spaces, while beautiful wood flooring runs throughout the living room and all bedrooms. Gorgeous birch cabinetry and 3cm granite countertops are featured in both the kitchen and bathrooms. The living room features a gas fireplace with granite surround, recessed lighting, and crown molding. The kitchen boasts a gas range, upgraded convection microwave with air fryer feature, French-door refrigerator that will remain, and ample bar seating. The home features numerous thoughtful upgrades, including full-house gutters and a professionally constructed retaining wall behind the property by Pinnacle Exterior Construction, designed to maintain the property's integrity. Energy-efficient features include a tankless water heater, radiant barrier decking in the attic, Low-E3 double-insulated windows, BIB insulation in the walls, and a post-tension slab.



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