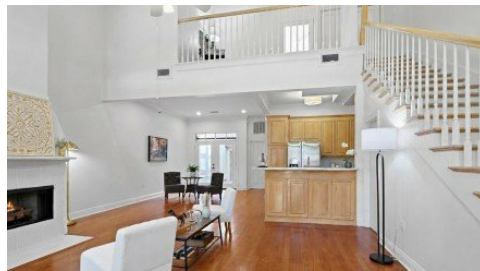
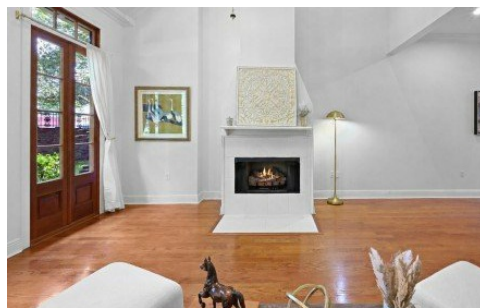


9313 Loblolly Ct
Baton Rouge, LA 70809



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MLS# 2026016453



\$269,900

2 Bedrooms | 2 Bathrooms | 1,578 Sqft

LOCATION! LOCATION! LOCATION! Eligible for 100% Rural Development financing for qualified buyers! Welcome to this beautifully updated 2 BR, 2 BA townhome offering soaring ceilings, abundant natural light & over \$34,000 in improvements since August 2023! Energy-efficient features contribute to a seller-reported avg electric bill of only \$87/month! The open floor plan features elegant wood flooring & an inviting den w/fireplace, creating a warm, comfortable setting for everyday living & entertaining. The well-appointed kitchen offers generous cabinetry, new slab granite countertops, tile backsplash, gas range, newer dishwasher & microwave, plus new tile flooring at the back-door entry. Refrigerator, washer & dryer remain, plus 1 yr Home Warranty makes this home truly move-in ready! The spacious primary suite offers room for a sitting area, tray ceiling, large walk-in closet & private ensuite bath. The beautifully remodeled upstairs bath showcases a custom tiled shower w/2 niches, built-in bench, rain showerhead, hand-held wand, updated fixtures, new tile flooring, raised vanity, added cabinetry, new mirrors & LED lighting. The upstairs loft is ideal for a home office, reading area or hobby space. The generously sized 2nd BR offers excellent flexibility & the potential to serve as another primary suite. Major improvements include a replaced



Jonnette Kinler
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Supreme

For full listing details, please scan:

