

11915 Parkbrook Ave
Baton Rouge, LA 70816



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MLS# 2026016610



\$299,000

4 Bedrooms | 2 Bathrooms | 2,438 Sqft

A custom home ahead of its time in the heart of Baton Rouge! 11915 Parkbrook Ave offers 4 bedrooms, 2.5 baths, approximately 2,438 square feet of living space, and a spacious 0.32-acre lot. Designed with unique features that still stand out today, the home showcases exposed brick, brick archways, a built-in bar, detailed woodwork, hardwood flooring, and a brick fireplace. The home has never flooded, is not located in a designated flood zone, and flood insurance is not required. The A/C system was replaced on July 27, 2021. The versatile floor plan includes a formal dining room, sunroom, dedicated office, multiple living areas, and a kitchen with abundant cabinetry. The home's distinctive layout and architectural details give it a character rarely found in newer construction. Simple cosmetic updates could quickly give the interior a fresh, modern look while preserving the custom features that make the home unique. Outside, a large patio overlooks the fully fenced backyard with mature trees and established landscaping, providing plenty of room for entertaining or relaxing. The driveway can accommodate up to four parked vehicles, and the carport includes a large storage area for tools, lawn equipment, and additional household storage. Centrally located between I-10 and I-12, the home provides convenient access to nearly



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