

13201 Magnolia Square Dr
Baton Rouge, LA 70818



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MLS# 2026016856



\$365,000

3 Bedrooms | 2 Bathrooms | 1,971 Sqft

Walk to dinner at Stab's Steak & Seafood, take a morning lap around the community lake, or spend the afternoon at the pool, all without ever touching a lawn mower. This end-unit townhome puts effortless, low-maintenance living at the center of Village at Magnolia Square's walkable town square and resort-style amenities, including a community pool, a poolside clubhouse with a grilling and cooking area, a community playground, and walking trails and green spaces throughout. Backing to a wooded tree line with neighbors on just one side, the home offers a level of privacy hard to find in attached living. The primary suite is tucked away on the main floor, separated from the two secondary bedrooms upstairs. This 1,971 sq. ft. home features an open-concept floor plan filled with natural light and designer finishes, including a premium lighting package, recessed lighting, crown molding, and white oak engineered hardwood floors. The spa-like primary bath boasts a freestanding soaking tub, separate walk-in shower, dual vanities, quartz countertops, and a spacious walk-in closet. A powder room off the main living area adds character with designer wallpaper. The living room is anchored by a cozy brick, gas-log fireplace that flows into a chef-inspired kitchen with a gas cooktop, stainless steel appliances, quartz counters, and brass pendant lighting. Upstairs, the



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