

**17277 Tidewater Ln**  
Baton Rouge, LA 70810



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**MLS# 2026016710**



**\$323,909**

**3 Bedrooms | 2 Bathrooms | 1,895 Sqft**

The BOTTICELLI III A in Atwater Villas community offers a 3 bedroom, 2 full bathroom, open design. The community is nestled along the scenic River Road and features pond lots, walking trails, future pickleball courts, and common areas. Features: double vanity, garden tub, separate shower, linen closet, and walk-in closet in the primary suite, tray ceiling in the primary bedroom, mud room with boot bench, a kitchen island overlooking the living room, large walk-in pantry, side-entry garage, covered front porch, covered rear patio, ceiling fans in the living room and primary bedroom are standard, smart connect wi-fi thermostat, smoke and carbon monoxide detectors, post tension slab, landscaping, architectural 30-year shingles, flood lights, and more! Energy Efficient Features: a tankless gas water heater, a kitchen appliance package, low E tilt-in windows, and more!



**Saun Sullivan**  
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For full listing details, please scan:

