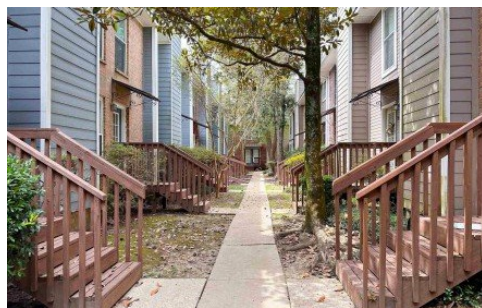


25 Higgins Ct
Baton Rouge, LA 70808



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MLS# 2026017151



\$168,000

2 Bedrooms | 2 Bathrooms | 1,133 Sqft

CHARMING TOWNHOME IN A FANTASTIC, CENTRAL BATON ROUGE LOCATION! Pleasant Ridge is conveniently situated off Perkins Road between College Drive and Essen Lane, this 2-bedroom, 2.5-bath townhome offers easy access to LSU, Perkins Rowe, the interstate, restaurants, shopping, hospitals and more. The property has NEVER FLOODED. Inside, you'll find a spacious living room featuring a cozy corner fireplace and plenty of room for both living and dining. The kitchen offers granite countertops, stainless steel appliances, a separate pantry and a refrigerator that remains. A convenient half bath is located downstairs for guests. Upstairs, BOTH BEDROOMS FEATURE THEIR OWN PRIVATE, UPDATED EN-SUITE BATHROOMS, making the layout ideal for roommates, guests or anyone looking for added privacy. The washer and dryer also remain. Step outside to your own FENCED, PRIVATE COURTYARD with a wood deck. The townhome also includes TWO COVERED PARKING SPACES, and all windows were replaced in 2010. The \$250/month HOA fee currently includes water, sewer and trash pickup, pest and termite contract, roof, exterior maintenance and exterior insurance (excluding interior and contents). A great opportunity for a primary residence, LSU-area home or investment property in a convenient location!



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The Musso Group

For full listing details, please scan:

