

9542 Dawson Trace Ave
Baton Rouge, LA 70836

 **LOGO** **COMING SOON**

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MLS# 2026017431



\$306,990

3 Bedrooms | 2 Bathrooms | 1,500 Sqft

Estimated completion: 09/25/2026 Introducing the Gianna Home: a thoughtfully designed single-story residence featuring 3 bedrooms and 2 bathrooms across 1,500 square feet of comfortable living space. This home offers a welcoming and efficient layout with 10' high ceilings throughout the main living areas, creating a sense of openness and airiness. Step through the inviting entry into a spacious living and kitchen area that seamlessly connects with the dining space perfect for both daily living and entertaining. The kitchen is equipped with a central island, pantry, and modern appliances, including an overhead microwave hood, providing functionality and style for home chefs. The owner's suite, located at the rear of the home for added privacy, boasts a large walk-in closet and a luxurious en-suite bath complete with dual vanities, a drop-in tub, and a separate shower. Bedrooms 2 and 3 are situated near the front of the home and share a conveniently located full bathroom. Additional features include a mudroom off the garage entry, a dedicated utility room, and covered front and rear porches that extend your living space outdoors. The Gianna home is designed to balance comfort, convenience, and contemporary living in a beautifully home. Luxury Vinyl Plank throughout all bedrooms and living areas Upgraded quartz countertops to a level 3 throughout



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