

13330 Petite Ln
Baton Rouge, LA 70818



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MLS# 2026017493



\$404,000

3 Bedrooms | 2 Bathrooms | 1,823 Sqft

Beautiful New Orleans-style home in the highly desirable Village at Magnolia Square, located within the sought-after Central School System. From the moment you arrive, the exceptional curb appeal sets the tone with manicured landscaping, a charming red brick walkway & inviting covered patio featuring a warm wood-plank ceiling. Inside, an impressive open layout showcases beautiful hardwood floors, distinctive cypress beams, gorgeous chandeliers & abundant natural light. The chef's kitchen is designed to impress with a gas range, stainless-steel appliances, stone countertops, an InstaView refrigerator & large center island with eat-in seating. Three spacious bedrooms plus a dedicated home office provide flexibility for work, guests & everyday living. The primary retreat offers a dreamy walk-in closet & spa-inspired bath for a relaxing escape. Step outside to the covered backyard patio with wood-plank ceiling, built-in grill & privacy-fenced yard an ideal setting for entertaining or unwinding. The Village at Magnolia Square elevates the lifestyle with a clubhouse, community pool, park, playground & fishing pier, all within walking distance. Beautifully appointed, thoughtfully designed & set within an amenity-rich community, this home delivers comfort, character & an exceptional Central location.



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