

13444 Marsa Ct
Baton Rouge, LA 70817



LOGO COMING
SOON

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MLS# 2026017988



\$284,000

3 Bedrooms | 2 Bathrooms | 1,613 Sqft

Waterfront living in a newly built home! This 3-year-old Denton floor plan offers 3 bedrooms, 2 baths, and a layout designed for both comfort and functionality. The open-concept kitchen features a large island, stainless steel appliances with gas range, and corner pantry, flowing seamlessly into the living and dining areas with natural light pouring in from the backyard. The primary suite is privately tucked away and includes double vanities, a separate shower, a soaking tub, and a spacious walk-in closet. Luxury vinyl plank flooring runs throughout the main living areas and primary bedroom, complemented by 9-foot ceilings that create an open, airy feel. Built on a post-tension slab with a 10-year structural warranty (transferable to next buyer), this home also includes smart home features such as a Qolsys panel, WiFi thermostat, smart lock, garage door opener, doorbell camera, and Alexa integration all controllable from your phone. Located in a family-friendly community with access to a pool, splash pad, playground, and pavilion, this home offers the perfect blend of convenience, lifestyle, and value. Schedule your showing today!



Cade Creel

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