

8712 Pecan Tree Dr
Baton Rouge, LA 70810

 **LOGO** COMING
SOON

Powered by homes.theadvocate.com

MLS# 2026017994



\$170,000

2 Bedrooms | 2 Bathrooms | 1,398 Sqft

Spacious 2-Bedroom Townhome Just Minutes from LSU! Don't miss this fantastic opportunity to own a 2-bedroom, 2-bath townhouse conveniently located approximately 10 minutes from LSU, with easy access to the south Baton Rouge business corridor. Step inside to a warm and inviting living area featuring a stunning cathedral ceiling, wood-burning fireplace, and abundant natural light. A unique spiral staircase leads to a versatile loft area overlooking the den, creating the perfect space for a home office, study area, or additional living space. The kitchen is both stylish and functional with granite countertops, a beautiful tile backsplash, and a pantry for extra storage. Both bathrooms also feature granite countertops, providing a cohesive and updated feel throughout the home. The entire property is carpet-free, offering easy maintenance and a modern look. Enjoy the privacy and outdoor living opportunities provided by both the fenced front yard and fenced backyard, creating cozy spaces for relaxing and entertaining. Parking is a breeze with three dedicated parking spaces, including two covered spots. Whether you're looking for a primary residence, game-day retreat, or investment property near LSU, this townhouse offers a desirable location, thoughtful features, and a low-maintenance lifestyle. Measurements not warranted by Realtor, Agent, or Broker.



Troy Pater

Phone: (225) 975-9699

The Market Real Estate Co

For full listing details, please scan:

