

16033 Derby Ave
Baton Rouge, LA 70816



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MLS# 2026018037



\$115,000

3 Bedrooms | 2 Bathrooms | 1,686 Sqft

Welcome home to this spacious 3-bedroom, 2-bathroom townhome offering comfortable living space and convenient features throughout. The primary bedroom and full bathroom are located on the main floor for added convenience. The home features a large living room with a wood-burning fireplace, central AC, with ceiling fans in all bedrooms. Maintenance and cleaning are a breeze with no carpet. The kitchen comes fully equipped with all appliances, and the interior utility room provides convenient laundry space with the washer and dryer included. A bonus room offers additional flexibility for a home office, playroom, storage, or extra living space. Enjoy outdoor living on the covered patio overlooking the fenced backyard. Rear parking provides space for two vehicles. Recent improvements include a roof that is less than 5 years old. The property is located in Flood Zone X and has no HOA. Currently tenant-occupied and generating \$1,200 per month in rental income. Tenants are willing to remain or vacate, providing flexibility for an investor or owner-occupant.



Joey Nagem

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Kaizen Home Sales and Services, LLC

For full listing details, please scan:

