



\$ 299,900



12324 Schlayer Ave, Baton Rouge, LA 70816

- » Beds: 4 | Baths: 3 Full
- » MLS #: 2025010779
- » Single Family | 2,384 ft² | Lot: 11,761 ft²
- » More Info: 12324SchlayerAve.IsForSale.com



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Discover this stunning move-in ready Acadian-style home, combining charm, comfort, and impeccable condition. Entry is via a welcoming front porch, perfect for relaxing and greeting guests. The spacious, fenced backyard features covered and open patios, ideal for outdoor entertaining, family fun, or relaxing evenings. Inside, enjoy exquisite woodwork, built-ins, wainscoting, and crown molding throughout. The grand formal dining room flows seamlessly into the living area, while the den boasts a massive brick-to-ceiling fireplace with a decorative wooden mantle, providing a cozy retreat that overlooks the backyard. The charming kitchen offers abundant counter space, a breakfast nook for morning coffee, a convenient desk/mail nook, and a breakfast bar, perfect for casual dining and entertaining. The new kitchen and den floors beautifully complement the classic cabinetry. All bedrooms are spacious with ample closet space, including the primary suite featuring a vaulted tray ceiling, exposed wood beam, dual vanities, and two large walk-in closets. The hall bath includes a therapeutic soaking tub and dual vanities for added luxury. Additional features include excellent parking for family and guests, great storage with built-ins, and attention to detail in every room. The home has had only two owners and is very well maintained. The roof was replaced with a 30-year architectural shingles in 2008, and the HVAC system was updated in

