

15072 Ferrell Avenue



Lovely Three Bedroom Home in Woodlawn!

STUNNING only begins to describe this amazing home in the Woodlawn area packed with great features and small touches! From the sleek granite counter tops, updated fixtures, new appliances, LED lighting, and hardwood floors (NO CARPET), this home has it all. The spacious living room is great for entertaining and opens right into the kitchen and dining areas, large windows to the backyard let in tons of natural light, and crown molding in every room adds that special finishing touch! Retreat to the master bedroom where you will find a master ensuite complete with a large custom-tiled walk-in shower, separate tub, a large vanity, walk-in closet and private water closet. The split floorplan is perfect for added privacy and the additional 2 bedrooms are spacious and include a full bath. Relax in the completely fenced-in yard and enjoy your quiet corner lot! Close proximity to great schools, less the $\frac{1}{2}$ a mile from Coursey and only minutes away from dozens of dining options and shopping!

3 bedrooms | 2 bathrooms | 1418 sq ft
Listed at \$212,500

For more information, please call or email



MLS Client View - Residential			
MLS#	2019016246	Status	Active
Property Type	Detached Single Family	Beds	3
Property Sub Type		Baths Full	2
Address	15072 FERRELL AVE	Baths Partial	
City	Baton Rouge	SqFt Living	1,418
State	LA	Apx Total SqFt	1,836
Zip	70817	Year Built	2006
List Price	\$212,500	#Stories	1



Additional Photos



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General Property Information:

Area	EBR MLS Area 43	School system	East Baton Rouge	ROOM	LEVEL	DIMENSIONS
Parish	EAST BATON ROUGE	Builder		LIVINGROOM	1	17.5x16.0
In City Limits	Yes	Est Date of Completion		DINING ROOM FORMAL	1	13.0x11.0
Map Page	644	Model Name		KITCHEN	1	13.1x11.0
Map Key	J	Lot Dimensions	45 x 120	BEDRM:MASTER	1	14.0x15.0
Tax ID		Acres	0.124000	BEDRM:ADDITNL	1	11.0x11.0
Lot #	37	Source SqFt	APPROXIMATE	BEDRM:ADDITNL	1	11.5x10.0
Subdivision	Woodlawn Gardens	Mineral Rights	CONVEYED			
Lower SqFt	1,418	Pool on Lot	No			
Upper SqFt		Apprx. Age	11-15 Years			
Cvrd Porch SqFt		Assn Fee	NONE			
Warranty		Assn Fee \$/Year	0			
St. Front (Ft)						

Public Remarks

STUNNING and LOVELY only begin to describe this amazing home in the Woodlawn area with such great features and small touches! From the sleek granite counter tops, updated fixtures, new appliances, LED lighting, and hardwood floors (NO CARPET), this home has it all. The spacious living room is great for entertaining and opens right into the kitchen and dining areas, large windows to the backyard let in tons of natural light, added storm doors are great for sunny days, and crown molding in every room adds that special finishing touch! Retreat to the master bedroom where you will find a master ensuite complete with a large custom-tiled walk-in shower, separate tub, a large vanity, walk-in closet and private water closet. The split floorplan is perfect for added privacy and the additional 2 bedrooms are spacious and include a full bath. The front bedroom can also be used as an office! Relax in the completely fenced-in yard and enjoy your quiet corner lot! **NEW ROOF WITH 30 YEAR TRANSFERRABLE WARRANTY** is also to be installed later this month (September). Close proximity to great schools, less the 1/2 a mile from Coursey and only minutes away from dozens of dining options and shopping! With easy access to Airline Hwy, Tiger Bend, Coursey/O'Neal and more, you won't have to drive far for all your shopping and dining needs. Call today to schedule

Property Features

COOLING Central Air Cool	MASTER BEDROOM MBR En Suite Bath, MBR Ceiling Fan
DINING TYPE Dining Room Formal	MASTER BATH MBA Double Vanity, MBA Walk-In Closets, MBA Separate Shower, MBA Tub: Garden/Soaking, MBA Water Closet
EXTERIOR Patio: Open, Storm Doors	PARKING 2 Cars Park, Garage Rear Park
FENCING Wood Fence	RESERVED ITEMS Drapes Rsrsv
FINANCING Cash Fin, Conventional Fin, FHA Fin, VA Finance	ROOF Architec. Shingle Roof
FLOORING Cer/Porc Tile Floor, Wood Floor	SIDING Brick Siding, Wood Siding
FOUNDATION Slab: Traditional Found	STYLE Acadian Style
HEATING Central Heat	UTILGAS (PICK 1) GAS: Entergy
INTERIOR Ceiling Fans	UTILELEC (PICK 1) ELEC: Entergy
KITCHEN FEATURES Cooktop Gas, Counters Granite, Dishwasher, Disposal, Range/Oven, Refrigerator	WATER/SEWER Public Sewer, Public Water



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