



10435 Grace Ln
Baton Rouge, LA 70817



MLS: B1303439
\$214,900

Not in a Flood Zone!

Less Than Two Years Old!

3 Bedrooms / 2 Bathrooms
1630 Square Feet
Lot Size: 55x125x55x130
Exclusive 35-Home Gated Community



Interior Features

9', 10', & 11' Ceilings
Wood Floor Throughout
Granite in Kitchen
Stainless Appliances
Crown Molding in Living, Foyer, Kitchen, Dining, and Master
Fans in All Bedrooms
Jetted Soaking Tub
Large Separate Shower

His and Her Vanities
Extra Large Master Walk-in Closet
Custom Framed Mirrors
Skylight in Hall Bath
Prewired for Surround Ethernet to All Rooms
Cabinetry in Laundry and Bathrooms
Plenty Closet Space

Exterior Features

12' High Front Entrance
Largest Lot in the Neighborhood
8' Stained Privacy Fence
Seamless Gutters w/ Round Downspouts
21' Above-Ground Pool with Deck

Covered Outdoor Cooking Area with Concrete Sidewalk
Fully Landscaped Front & Back Yards
2-Car Garage with Storage
Roof Turbines for Energy Efficiency



PrimeLending
A PlainsCapital Company.

Brittany N. Boudreaux
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Remax Professional

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Rural Development / Eligible for 100% Financing!

Principal & Interest	\$	1,003.00
Mortgage Insurance	\$	87.96
Taxes	\$	70.00
Insurance	\$	100.00
Total Payment		
APR 3.635%	\$	1,260.96