



Residential -- DSF

MLS# 2016012667 **ListPrice** \$209,900
Status Active **LivingSqFt** 1,803
Address 2245 E CONTOUR DR **List \$/SqFt** 116.42
  Baton Rouge LA **Bedrooms** 3
Zip 70809 **Baths** 2/
Parish EAST BATON ROUGE **#Stories** 1
Area EBR MLS Area 61 **Age** 41-50 Years
MapPage 642 **Map Key** C **Pool** N
Subdiv Land O' Lakes **Zoning** Res Single Family Zone
Schsystem East Baton Rouge **Lot#/PrcID** 52
Builder **Model**
Warranty **Style** Traditional Style
Legal As per legal plot
Directions Head north on airline highway, turn left onto old hammond highway, turn left onto East Contour Drive

Click photo to enlarge or view multi-photos.



Wait until you see the inside!

       [Schedule a Showing](#)

Lower SqFt	1,803	Room Type	Lvl	Dimensions
Upper SqFt		BEDRM:MASTER	1	14 x 20
Living SqFt	1,803	BEDRM:ADDITNL	1	12 x 12
Bonus SqFt		BEDRM:ADDITNL	1	10 x 11
Porch SqFt		KITCHEN/DINING COMBO	1	12 x 30
Storage SqFt				
Garage SqFt				
Carport SqFt				
Total Sqft	1,803			

Source: APPROXIMATE

HVAC & UTILITIES

Central Air Cool
Central Heat
ELEC: Entergy
GAS: Entergy
Public Water

Acres	Mineral Rights	CONVEYED
Lot Dim	80 x 140	St. Front (Ft)

MASTER BED & BATH FEATURES

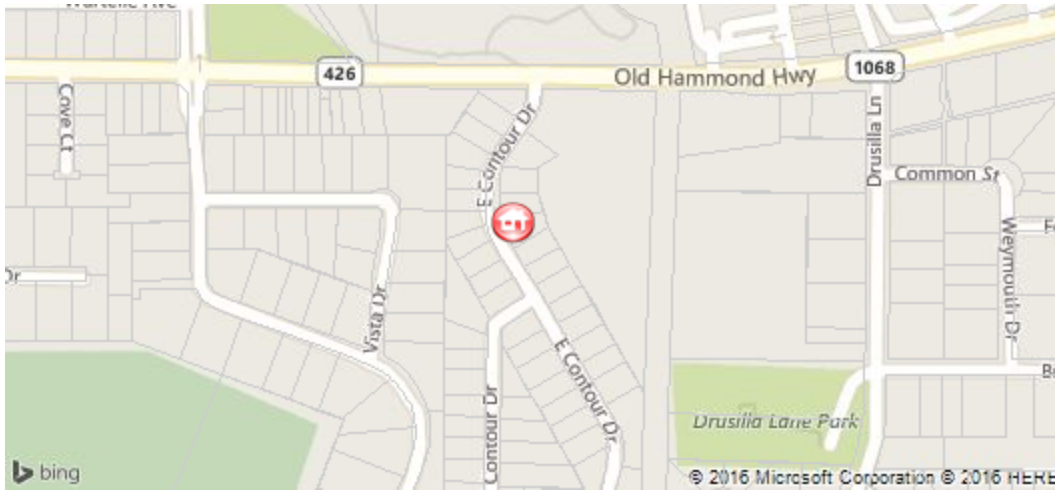
MBR En Suite Bath, MBR 2+ Closets, MBR Ceiling Fan, MBR Walk-In Closets
MBA Double Vanity

KITCHEN & DINING FEATURES

Breakfast Bar, Kitchen/Dining Combo
Counters Granite, Counters Solid Surface, Dishwasher, Range/Oven

INTERIOR	Attic Access, Built-in Bookcases, Cable Ready, Ceiling Fans, Computer Nook, Crown Moulding, Gas Stove Con, Inside Laundry	CONSTRUCT	Brick Const
MISC	Wine Cooler	FOUNDATION	Slab: Traditional Found
EQUIPMENT		SIDING	Wood Siding
FLOORING	Carpet Floor, Cer/Porc Tile Floor, Laminate Floor	ROOF	Architec. Shingle Roof
PARKING	4+ Cars Park, Carport Park	FENCING	Chain Link Fence, Wood Fence
		EXTERIOR	Deck, Landscaped, Outside Light, Patio: Covered, Workshop

No Flood Zone! High and Dry! Once you step inside this home, you will know this is the one you have been looking for. This home features 1803 sq. ft. of completely updated space, including 3 bedrooms and 2 full bathrooms. The living area is very open and inviting with custom built-in cabinets and recessed lighting with dimmer switches. You will picture yourself entertaining in the open floor plan kitchen with brand new cabinets, granite countertops, travertine backsplash with decorative inserts, and new appliances including a wine chiller. The master bedroom is actually a master suite with lots of space, including its on foyer area, walk-in closet, recessed lighting with dimmer switches, and attached master bathroom. Other home amenities include a large storage/laundry room, dining area with built-in cabinets and desk, and new floors/paint/fixtures throughout entire home. Once you have finished touring the inside, feel free to step through the french doors onto your back covered patio overlooking a huge fenced-in backyard. The backyard also features a brick paver entertaining area and a workshop. The location is perfect being less than 1 mile from Towne Center at Cedar Lodge shopping and dining. Home also comes with a full foundation warranty and transferrable termite contract. Call your agent today and tell them you must see this one! Motivated Seller!



Financing Options & Calcs

Cash Fin, Conventional Fin, FHA Fin, VA Finance

- \$ PITI Calc \$ Loan Comp
- \$ Amort Calc \$ Ballon Calc

Assn Fee \$/Year NONE

REALTOR® Remarks

Motivated Seller! Call or text listing agent to schedule all showings (Victoria 225-721-7111). Listing agent will provide lockbox code at that time. Buyer will also receive transferrable foundation warranty and termite contract at act of sale. Owner/Agent

Sellers elect to sell property with full waiver of warranty & Redhibition rights at Act of Sale per LAC.C. art. 2520 and LAC.C. art. 2541. Please have buyer check appropriate section on P.A. entitled Waiver of Warranty.

Use any open space above to make any additional notes or comments

LstOff B30951 Your Home Pros Realty

OccBy VACANT (Prev. Occupied)

LstAgt B18997 Victoria B Honeycutt

victoria@yourhomeprosrealty.com

[Schedule a Showing](#)



Co-Off

Other See Remarks

Co-Agt

List Type EXCLUSIVE RIGHT **Limited Service** No

Comp 2.5 %

Write an offer:

FINANCING Cash Fin, Conventional Fin, FHA Fin, VA Finance

Bonus offered through

SPECIAL SALES TYPE As Is, Owner/Agent

Contingency Terms

H DATE HISTORY

Listing Date 8/30/2016 **Buyer**

Lender

Expiration Date 8/30/2017 **Buyer Agt**

Terms

Pending Date **CoBuyAgt**

PrjClsDate

DataCoop

Sold Date **Sold Price** **Sold \$/SqFt Liv** 0.00 **Concessions**

DOM/CDOM 37

--Information deemed reliable but not guaranteed--

The property's listed/sales price is based on the value as whole, which includes many factors and it's not based upon the square footage of the property.

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