



1704 Ville Marie Street

2,627
SQ.FT

4
BEDS

3
BATHS

413
LOT

\$725,725

Located in the highly sought-after Rouzan TND in Baton Rouge—where homes are quickly selling out as this is the last and final phase of home sites! —this stunning Bardot plan offers the perfect blend of style and functionality.

This one-story home sits on a desirable edge lot, providing a larger backyard and added privacy. Featuring 4 bedrooms, 3 full baths, and 2,627 square feet of living space, this home is thoughtfully designed for modern living.

You're welcomed by a true foyer that opens into a spacious, open-concept kitchen, dining, and living area. The gourmet kitchen is a showstopper, complete with a large center island, walk-in pantry, window over the sink, stainless appliance package, Level 5 quartz countertops, and a stainless chef's sink. A beautiful cypress beam subtly defines the kitchen and living spaces, adding warmth and character.

The private master suite is located at the rear of the home and features a spa-like bathroom with a large soaking tub, custom-built shower, and elegant brushed gold plumbing fixtures and hardware. The oversized walk-in closet includes two built-in dressers for added convenience.

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Additional highlights include a versatile flex space/office and a spacious walk-in laundry room.

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