



Residential -- DSF

MLS# 201409555 **ListPrice** \$214,999
Status Active **LivingSqFt** 2,475
Address 1038 SHADYBROOK DR **List \$/SqFt** 86.87
  Baton Rouge LA **Bedrooms** 4
Zip 70816 **Baths** 2/1
Parish EAST BATON ROUGE **#Stories** 1
Area EBR MLS Area 42 **Age** 31-40 Years 1979
MapPage 564 **Map Key** J **Pool** N
Subdiv Woodlands The **Zoning**
Schsystem East Baton Rouge **Lot#/PrclD** 25
Builder **Model**
Warranty Yes **Style** Traditional Style
Legal Lot 25, The Woodlands Subdivision
Directions O'Neal Lane to Woodwick to Shadybrook

Click photo to enlarge or view multi-photos.



Lower SqFt	2,475	Room Type	Lvl	Dimensions
Upper SqFt		LIVINGROOM	1	22.6x16.6
Living SqFt	2,475	DINING ROOM FORMAL	1	12.7x11.4
Bonus SqFt		DEN	1	24.5x16.8
Porch SqFt	11	KITCHEN	1	11.5x10.0
Storage SqFt	147	BREAKFAST ROOM/NOOK	1	11.5x10.0
Garage SqFt		BEDRM:MASTER	1	17.4x15.6
Carport SqFt	387	BEDRM:ADDITNL	1	12.6x11.5
Total Sqft	3,020	BEDRM:ADDITNL	1	11.5x10.3
<i>Source: MEASURED</i>				
HVAC & UTILITIES				
Central Air Cool		LAUNDRY	1	8.0x8.0
Central Heat, Gas Heat		FOYER	1	10.6x5.0
ELEC: Entergy				
GAS: Entergy				
Public Sewer, Public Water				

Acres	Mineral Rights CONVEYED
Lot Dim 75 X135	St. Front (Ft)
Level Lot	

MASTER BED & BATH FEATURES
 MBR Walk-In Closets
 MBA Tub: Jetted

KITCHEN & DINING FEATURES
 Cooktop Gas, Dishwasher, Microwave, Range/Oven

INTERIOR	All Window Trtmt., Attic Access, Built-in Bookcases, Cable Ready, Ceiling Beamed, Ceiling Fans, Ceiling Vaulted, Crown Moulding, Elec Dryer Con, Elec Wash Con, Gas Stove Con, Ice Maker	CONSTRUCT	Brick Const
MISC	Security System	FOUNDATION	Slab: Traditional Vaulted
EQUIPMENT		SIDING	Brick Siding
FLOORING	Carpet Floor, Cer/Porc Tile Floor, Wood Floor	FENCING	Full Fence, Privacy Fence, Wood Fence
FIREPLACE	1 Fireplace, Gas Logs Firep, Masonry Firep	EXTERIOR	Landscaped, Outside Light, Patio: Covered, Patio: Open, Storage Shed/Bldg.

This is such a SAD owner. She is sad to leave this SQUEAKY CLEAN, well maintained home, inside and outside. The cook's kitchen rocks, with SLAB GRANITE counter tops, UPGRADE STAINLESS steel appliances, and lots of counter and cabinet space. There is beautiful WOOD and ceramic flooring throughout, except brand NEW carpet in the Master BR. The HUGE living room adjoins a JUMBO den, which opens to an awesome, KING SIZE patio. The private, landscaped yard/patio creates a lovely retreat. (Not included in the living area: an 8 x 18 SHOP or OFFICE off the carport complete with central A/C duct work.) The 8 x 12 Morgan Building provides extra storage. NO FLOOD insurance required of current owner. Super CONVENIENT to Interstate 12, shopping, banking, restaurants, medical facilities, and more. This is an extraordinary home, ready to welcome a loving new family right now.