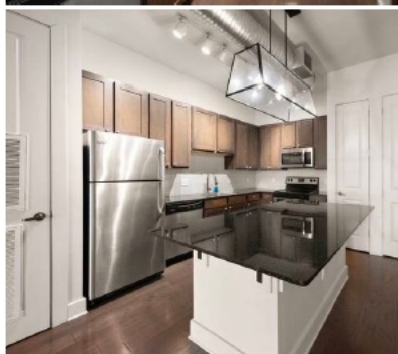




# 333 Boyd Drive, #11 Baton Rouge, LA

**\$303,600**



Live minutes from LSU in one of Baton Rouge's most sought-after gated condominium communities. Unit 11 at the Lofts at East Boyd is a first-floor, 2-bedroom, 2-bath condominium offering 966 square feet of modern urban-loft living just south of campus, between Highland Road and Nicholson Drive and only minutes from Tiger Stadium. Inside, the open-concept living, dining, and kitchen area features rich wood-toned flooring, exposed ductwork, and French doors opening to a private patio. The kitchen centers on an island with pendant lighting, dark counters, and a full stainless appliance package: refrigerator, range/oven, dishwasher, microwave, and disposal. The split floor plan places a carpeted bedroom with ceiling fan and generous windows on each side of the unit, each convenient to its own full bath with vessel-sink vanity and granite wainscot detailing. A dedicated utility room adds laundry space and extra storage. Central air conditioning, gas heat, and separately metered utilities complete the package. Community amenities include controlled gated entry, an in-ground pool, outdoor sitting areas, and guest parking, plus two assigned parking spaces that convey with this unit. HOA dues of \$250 per month support the gated entry, pool, common areas, and grounds maintenance. Whether you're looking for a home base near campus, a game-day retreat, or a well-located addition to a rental portfolio, gated condominiums with a pool and assigned parking this close to LSU are consistently in demand. First-floor units with no stairs are rarer still. Property sold "As-is". Buyer and/or buyer's agent responsible for verifying all pertinent information deemed relevant by the prospective buyer, including but not limited to square footage, acreage, utilities, taxes, zoning, permitting, condition, school zones, HOAs, etc.



Barbara Bonnette  
Louisiana Outdoor  
Properties, Inc.  
318-876-2622  
318-308-6614