

Home Information

Property Address & Age: 5154 Sandy Ridge Dr, Baton Rouge, LA 70817

Home Owners Association Information:

- Is there an HOA? Yes No Not known
 - If Yes, what is the HOA name? This is a civic association. Fees are voluntary
 - What is the HOA Fee? \$60 Monthly Quarterly Annually
 - What does the HOA Fee include? Sheriff's patrol & maintenance of the boulevard

Approximate Age (Please give the year)

Roof: 2014 Gas Elec
A/Cs & Heaters: Downstairs 2007 & 2012
Upstairs 2021
Water Heaters: 2015
Generator: 2022
Appliances: 2016
Septic Tank: N/A
Septic Last Serviced?: N/A
Pool Equipment: N/A

Included in the sale of the home:

Window Treatments: Children's Play Equip:
Refrigerators: Basketball Goal:
Outdoor Sheds: Garden Statues:
Washer: Security System:
Dryer: Ring/Vivant Doorbell:
Microwave: TVs:

Not included in the sale of the home:

2 propane tanks in the shed
Cox router

Dryer Connection Gas or Electric? Electric

Home Improvements (include the year if possible) and additional information about your home:

2023 - 2 solar vents for attic added & increased attic insulation to 16"
2022 - Whole house generator w/ surge protector & 12x8 storage building added
2021 - New carpet in den
2019 - Both electric breaker boxes replaced w/ surge protector added. New smart thermostats
2018 - New quartz kitchen countertops & new backsplash. New french doors in breakfast room. Upstairs carpet replaced. Siding added to soffits & gables. Driveway replaced.
2016 - 1/2 bath downstairs converted to full bath
2015 - Argon filled heat screen windows installed 2014 - Front foyer & dining room tile installed
2012 - Both upstairs bathrooms renovated 1995 - French drains added around family room
1994 - Garage attic floored with plywood & ventilated