

\$849,500 - 9549 Via Venezia, Burbank

MLS® #24462619

\$849,500

4 Bedroom, 3.00 Bathroom, 1,602 sqft

Residential on 8 Acres

N/A, Burbank,

Nestled in a peaceful cul-de-sac with stunning mountain views, this beautifully updated townhouse offers the perfect blend of modern comfort and resort-style living. From the moment you step inside, you'll be greeted by a spacious, light-filled layout with recessed lighting throughout, creating a warm and inviting atmosphere. The generous living area is highlighted by a cozy fireplace, ideal for chilly evenings or a quiet night in. The well-appointed chef-inspired kitchen boasts sleek granite countertops, high-end appliances, and ample storage space, making it perfect for both cooking and entertaining. Throughout the home, enjoy the convenience of a built-in surround sound system and dual-pane windows, which not only provide energy efficiency but also ensure a peaceful, noise-reduced environment. Upstairs, you'll find 4 generously sized bedrooms, including a master suite with sweeping mountain views. For added convenience, the laundry is located upstairs near the bedrooms, making laundry day a breeze. A spacious patio extends your living space outdoors, ideal for dining, relaxing, or hosting guests. The 2-car attached garage with direct access provides easy convenience and security while the bonus area in the garage offers flexible space for additional storage or hobbies. This community offers a remarkable selection of HOA amenities, including cable TV, high-speed internet with Wi-Fi, 7 pools, 4 Jacuzzis, 6 tennis courts, a beach volleyball court, basketball courts, a dry



sauna, playgrounds, and a banquet hall plus 24-hour security for peace of mind. HOA fees also cover water and sewer, adding even more value to this exceptional home. Whether you're relaxing on your patio, taking in the mountain views, or enjoying the community's recreational offerings, this townhouse provides the ultimate in comfort, convenience, and relaxation.

Built in 1977

Essential Information

MLS® #	24462619
Price	\$849,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,602
Acres	7.53
Year Built	1977
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Andre Patatanyan
Listing Office	TruLine Realty

Community Information

Address	9549 Via Venezia
Area	SUNV - Sun Valley
Subdivision	N/A
City	Burbank
County	Los Angeles
Zip Code	91504

Amenities

Amenities	Cable TV, Clubhouse, Game Room, Maintenance Grounds, Meeting/Banquet/Party Room, Meeting Room, Other Courts, Picnic Area, Playground, Pool, Recreation Room, Sauna, Security, Spa/Hot Tub, Sport
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	Court, Tennis Court(s), Trail(s), Water
Parking Spaces	2
Parking	Direct Access, Door-Multi, Garage, Guest
# of Garages	2
Garages	Direct Access, Door-Multi, Garage, Guest
View	Canyon, Catalina, City Lights, Desert, Mountain(s), Panoramic, Peek-A-Boo, Trees/Woods, Valley
Has Pool	Yes
Pool	Association, Community, Heated
Security	Carbon Monoxide Detector(s), Key Card Entry, Resident Manager, 24 Hour Security

Exterior

Windows	Blinds, Double Pane Windows, Drapes, Shutters
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Interior

Interior	Laminate, Tile
Interior Features	Balcony, Breakfast Bar, Eat-in Kitchen, Recessed Lighting, Separate/Formal Dining Room
Appliances	Dishwasher, Dryer, Gas Cooktop, Gas Oven, Microwave, Self Cleaning Oven, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	3
Stories	Multi/Split, Three Or More

Additional Information

Date Listed	November 12th, 2024
Days on Market	12
Zoning	LARD3
Short Sale	N
RE / Bank Owned	N

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