

\$1,175,000 - 1215 Catalina Street, Burbank

MLS® #24466349

\$1,175,000

3 Bedroom, 2.00 Bathroom, 1,029 sqft
Residential on 0 Acres

N/A, Burbank,

This charming 3-bedroom, 2-bathroom home is located in the heart of Burbank on a beautiful tree-lined street, just a block away from the Chandler Bike Path and minutes from major studios like Disney and Warner Bros. With a large lot and a detached two-car garage, it offers incredible potential for customization, whether you're looking to create your dream home or explore ADU opportunities. The interior features an inviting and bright layout with refinished original Douglas Fir hardwood floors that bring warmth and character to the home. The kitchen has been updated with newly painted cabinets, modern countertops, and a new sink, and it includes all appliances such as a gas oven and refrigerator. The main bathroom has been thoughtfully renovated with a deep soaking tub, marble vanity, and sleek fixtures, while the converted laundry room serves as a functional second bathroom, complete with a new utility sink and Samsung washer and dryer. A standout feature of the home is the non-permitted sun porch, finished with large windows and new vinyl flooring, providing a bright and versatile additional space. For a touch of fun and modernity, the bathrooms are equipped with Broan Bluetooth-enabled vent lights featuring LED rainbow lighting for a unique and entertaining experience. The property has undergone extensive upgrades, including new copper plumbing, updated electrical panels in both the house and garage, new insulated air ducts, LED lighting



throughout, and a Nest thermostat. Both the interior and exterior have been freshly painted with premium Behr paint, and the nearly new roof was installed just seven years ago. The exterior is equally impressive, with a spacious backyard perfect for entertaining or adding a pool. A high-gated dog run offers a secure space for pets, while the newly landscaped yard features wood chips, marble rocks, and blooming rose bushes. The custom horizontal iron banisters on the porch add a modern touch, and the new cement driveway pad provides additional parking. The detached garage is already equipped with updated electrical, making it ADU-ready for future expansion. Security has also been enhanced with a Ring doorbell and a motion-sensor security camera floodlight, along with the peace of mind of a lifetime pest-free warranty. Situated on a desirable street in a prime location, this home is close to all the best that Burbank has to offer, from studios and shops to restaurants and outdoor recreation. Whether you're an investor or a homeowner looking to create the perfect space, this property offers endless possibilities and exceptional value.

Built in 1948

Essential Information

MLS® #	24466349
Price	\$1,175,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,029
Acres	0.16
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence

Style	Traditional
Status	Closed
Listing Agent	Heather Capps
Listing Office	JohnHart Corp.

Community Information

Address	1215 Catalina Street
Area	610 - Burbank
Subdivision	N/A
City	Burbank
County	Los Angeles
Zip Code	91505

Amenities

Parking Spaces	6
# of Garages	2
Pool	None

Exterior

Lot Description	Back Yard, Front Yard, Lawn
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Interior

Interior	Wood
Interior Features	Recessed Lighting, Separate/Formal Dining Room, Storage
Appliances	Range
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	Multi/Split

Additional Information

Date Listed	November 22nd, 2024
Days on Market	201
Zoning	BUR1*
Short Sale	N
RE / Bank Owned	N

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