

# \$989,000 - 629 Florence Street, Burbank

MLS® #25485435

**\$989,000**

2 Bedroom, 1.00 Bathroom, 1,053 sqft

Residential on 0 Acres

N/A, Burbank,

Discover the potential of this rare gem in the heart of Burbank's Magnolia Park. This 2-bedroom, 1-bath cottage-style home is brimming with character and charm, waiting for you to make it your own. Set on a generous 6,759 sq. ft. lot, the property is filled with endless possibilities: restore its vintage appeal or expand to suit your needs. The detached 2-car garage is a perfect opportunity to build your dream ADU (Accessory Dwelling Unit) with plenty of surrounding yard space. This home offers all the features you've been waiting for: exposed high beamed ceilings, hardwood floors, a stately brick fireplace, and rooms filled with natural light. Located on a peaceful tree-lined street, just half a block from Magnolia Boulevard, you'll enjoy the convenience of eateries, boutiques and vintage shops just outside your doorstep.



Built in 1937

## Essential Information

MLS® # 25485435

Price \$989,000

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 1,053

Acres 0.16

Year Built 1937

Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
Listing Agent	Audrey Leoncio
Listing Office	The Agency

## Community Information

Address	629 Florence Street
Area	610 - Burbank
Subdivision	N/A
City	Burbank
County	Los Angeles
Zip Code	91505

## Amenities

Parking Spaces	2
Parking	Driveway
# of Garages	2
Garages	Driveway
View	None
Pool	None

## Exterior

Lot Description	Yard
Windows	Bay Window(s)

## Interior

Interior	Wood
Interior Features	Beamed Ceilings, Separate/Formal Dining Room, Paneling/Wainscoting
Appliances	Dishwasher, Gas Oven, Refrigerator
Heating	Floor Furnace, Wall Furnace
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	January 19th, 2025
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Days on Market	12
Zoning	BUR1YY
Short Sale	N
RE / Bank Owned	N

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