

# \$1,250,000 - 704 Florence Street, Burbank

MLS® #25502553

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## \$1,250,000

2 Bedroom, 2.00 Bathroom, 1,478 sqft

Residential on 0 Acres

N/A, Burbank,

This adorable 2 bedroom, 2 bathroom home is set in the highly sought after Magnolia Park neighborhood of Burbank and has everything you could want and more. While the kitchen and bathrooms have been updated the original character has been retained. From the coffered ceilings to the built in china cabinet in the dining room it is just full of charm. The original hardwood floors have been refinished and are in pristine condition. A wood burning fireplace in the living room will keep you cozy all winter and the kitchen boasts plenty of cabinets with room for a breakfast table. Two good size, light filled bedrooms have plenty of closet space and are private from the rest of the house. A large family room leads you out to the landscaped backyard which is perfect for entertaining or quiet dinners on the patio. A separate vintage outbuilding can be used for potting, painting, kids clubhouse or whatever works for you. There is a large storage shed behind the detached 2 car garage. A fabulous house, on a beautiful tree lined street. Not available to show until Sat Mar 1st.



Built in 1940

## Essential Information

MLS® #	25502553
Price	\$1,250,000
Bedrooms	2
Bathrooms	2.00

Full Baths	1
Half Baths	1
Square Footage	1,478
Acres	0.16
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kelly Sutherland
Listing Office	Coldwell Banker Realty

### Community Information

Address	704 Florence Street
Area	610 - Burbank
Subdivision	N/A
City	Burbank
County	Los Angeles
Zip Code	91505

### Amenities

Parking Spaces	2
Parking	Door-Multi, Garage
Garages	Door-Multi, Garage
View	None
Pool	None

### Interior

Interior	Carpet, Wood
Appliances	Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

### Additional Information

Date Listed	February 24th, 2025
Days on Market	11

Zoning	BUR1*
Short Sale	N
RE / Bank Owned	N

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