

# **\$1,295,000 - 923 Orange Grove Avenue, Burbank**

MLS® #25528541

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**\$1,295,000**

3 Bedroom, 2.00 Bathroom, 1,945 sqft  
Residential on 0 Acres

N/A, Burbank,

Stunning Move-In Ready Traditional Home with Modern Upgrades. This beautifully updated traditional-style home offers the perfect blend of charm and contemporary comfort. Featuring an open floor plan with wood flooring throughout the living & dining areas, the space is bright, inviting, and ideal for both daily living and entertaining. The fully updated kitchen is a chef's delight, complete with tile flooring, a charming garden window, refurbished vintage Wedgewood CP stove, stainless steel appliances, granite countertops, porcelain tile floors and custom wood cabinetry. The home boasts three spacious bedrooms, including one with French doors that open to the backyard. The modern full bathroom is thoughtfully updated and illuminated by a skylight, bringing in abundant natural light. Step outside to a private backyard oasis, enclosed by a lush privacy hedge. Perfect for gatherings, the outdoor area features two expansive metal pergolas for shaded entertaining, a lawn area, a sparkling pool with a custom slide, and an above-ground spa. Adjacent to the pool is a versatile accessory structure with soaring vaulted ceilings, built-in cabinetry, and a full bathroom ideal for use as a bonus room or creative studio. Features include: stain-resistant carpet, interior/exterior painting, Milgard windows, Solar-powered Blink exterior security system, Solar-powered attic fans, Google Next Protect & Thermostat, Termite Cert complete and more. Located in a prime area near major



studios, downtown Burbank, and an array of shopping and entertainment options, this exceptional property offers style, comfort, and convenience all in one. Per assessor - 1169 sq ft main house. Per Burbank City records - 2nd structure is 520 sq ft of Accessory Structure, and 324 sq ft garage (used as bonus space). Approved plans & building permits for 1) Main house ~ 420 sq ft primary bedroom suite with bathroom, office nook & walk in closet, and 2) Conversion of accessory structure and garage to 776 sq ft Accessory Dwelling Unit (ADU) with separate address. Broker/Agent does not guarantee accuracy of square footage, lot size, zoning, rent control, permits, use code, schools and/or other information concerning the conditions or features of the property provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. (See Photos, Matterport & Floorplans)

Built in 1939

### **Essential Information**

MLS® #	25528541
Price	\$1,295,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,945
Acres	0.17
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Richard Burt
Listing Office	Berkshire Hathaway HomeServices California Properties

## Community Information

Address	923 Orange Grove Avenue
Area	610 - Burbank
Subdivision	N/A
City	Burbank
County	Los Angeles
Zip Code	91506

## Amenities

Parking Spaces	2
Parking	Driveway
Garages	Driveway
View	Pool
Has Pool	Yes
Pool	In Ground, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco, Wood Siding
Lot Description	Back Yard, Front Yard, Lawn, Rectangular Lot, Yard
Windows	French/Mullioned, Garden Window(s)
Roof	Shingle, Other
Construction	Stucco, Wood Siding

## Interior

Interior	Carpet, Tile, Wood, Vinyl
Interior Features	Open Floorplan, Recessed Lighting, Utility Room, Separate/Formal Dining Room
Appliances	Dishwasher, Disposal, Refrigerator
Heating	Central, Wall Furnace
Cooling	Central Air, Wall/Window Unit(s)
Fireplaces	None
# of Stories	1
Stories	One

## Additional Information

Date Listed	May 8th, 2025
Days on Market	7
Zoning	BUR1YY

Short Sale                    N

RE / Bank Owned        N

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