

# \$1,499,000 - 1135 Frederic Street, Burbank

MLS® #25535153

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## \$1,499,000

4 Bedroom, 2.00 Bathroom, 2,177 sqft  
Residential on 0 Acres

N/A, Burbank,

Tucked into the heart of Magnolia Park, this 1940s traditional is full of charm and light. A brick walkway winds through a cheerful front garden, leading to a home with both personality and presence. Inside, the newly remodeled kitchen is a true centerpiece. Custom navy cabinetry, clean modern lines, and an open connection to the dining area and living room create a space that's as functional as it is beautiful. Wood shutters frame the windows throughout, casting soft light across art-gallery-style hallways that guide you through the home. Designed with thoughtful separation, the four bedrooms are placed on opposite ends of the house. The spacious primary suite opens directly to the backyard, offering a quiet escape and easy access to the pool perfect for morning dips or warm summer evenings under the trees. The backyard is generous and inviting, with a sparkling pool surrounded by mature landscaping, space for sunbathing, lounging, and grilling. Just beyond the pool, a detached studio adds something rare. With its wide glass door and oversized footprint, it's more than a bonus space, it's a bright, inspiring room that can flex as a creative studio, home office, guest suite, or retreat. Whether you're building something big or just carving out space for yourself, this is where it can happen. Additional highlights include a large laundry room with storage, a gated driveway, and a two-car garage. Set just blocks from the Chandler Bike Path and moments from local favorites in Magnolia Park,



this is a home that invites you to settle in and stay awhile.

Built in 1940

**Essential Information**

MLS® #	25535153
Price	\$1,499,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,177
Acres	0.16
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Joshua Cohen
Listing Office	Real Broker

**Community Information**

Address	1135 Frederic 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
Has Pool	Yes
Pool	In Ground, Private

**Exterior**

Roof	Composition
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## Interior

Interior	Wood
Interior Features	Recessed Lighting
Appliances	Dishwasher, Microwave, Refrigerator, Dryer, Washer, Convection Oven, Oven
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## Additional Information

Date Listed	May 8th, 2025
Days on Market	28
Zoning	BUR1*
Short Sale	N
RE / Bank Owned	N

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