

# \$1,299,000 - 313 Elm Avenue, Burbank

MLS® #25536609

**\$1,299,000**

3 Bedroom, 2.00 Bathroom, 1,607 sqft

Residential on 0 Acres

N/A, Burbank,

Welcome to this beautifully updated 3-bedroom, 2-bath home in Burbank's coveted Rancho Equestrian District. Perfectly blending original character with modern style and functionality, this home features a newly remodeled kitchen (2023) with commercial Viking appliances plus refinished hardwood floors throughout. Both bathrooms have been tastefully updated as well. A refreshed fireplace facade serves as a lovely focal point in the bright and airy living room. A custom-built bar anchors the recreation area, making it the perfect space for Rancho-style entertaining. Equestrian amenities include a large barn with two stalls, paddock, plus separate tack room and hay shed. The corner lot location offers easy trailer access and ample space for horse-related deliveries. While the private yard provides plenty of room for play and relaxation under the California sun. Landscaping is enhanced with fig, pomegranate, meyer lemon and grapefruit lemon trees. The large, detached garage includes EV charging and extra storage space, plus potential for an ADU. Enjoy all the charm of Rancho living with nearby Griffith Park trails, dining, playgrounds and studios. This is a rare opportunity in Burbank's most desirable neighborhood.



Built in 1941

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 25536609                |
| Price          | \$1,299,000             |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,607                   |
| Acres          | 0.16                    |
| Year Built     | 1941                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Ranch                   |
| Status         | Closed                  |
| Listing Agent  | Bailey Cunning          |
| Listing Office | The Agency              |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 313 Elm Avenue |
| Area        | 610 - Burbank  |
| Subdivision | N/A            |
| City        | Burbank        |
| County      | Los Angeles    |
| Zip Code    | 91506          |

## Amenities

|                |                    |
|----------------|--------------------|
| Parking Spaces | 2                  |
| Parking        | Garage, Door-Multi |
| # of Garages   | 2                  |
| Garages        | Garage, Door-Multi |
| Pool           | None               |

## Exterior

|                 |                                 |
|-----------------|---------------------------------|
| Lot Description | Back Yard, Horse Property, Yard |
|-----------------|---------------------------------|

## Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior          | Tile, Wood                                        |
| Interior Features | Recessed Lighting                                 |
| Appliances        | Dishwasher, Disposal, Refrigerator, Dryer, Washer |
| Heating           | Central                                           |
| Cooling           | Central Air                                       |

|              |             |
|--------------|-------------|
| Fireplace    | Yes         |
| Fireplaces   | Living Room |
| # of Stories | 1           |
| Stories      | One         |

## Additional Information

|                 |                |
|-----------------|----------------|
| Date Listed     | May 12th, 2025 |
| Days on Market  | 10             |
| Zoning          | BUR1HY         |
| Short Sale      | N              |
| RE / Bank Owned | N              |

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