

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

MLS® #25536609

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## \$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
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### 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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