

# **\$549,900 - 8958 Burnet Avenue # F2, North Hills**

MLS® #BB24216615

**\$549,900**

2 Bedroom, 3.00 Bathroom, 1,145 sqft

Residential on 2 Acres

N/A, North Hills,

Experience the charm of this peaceful, gated community with a private pool—perfect for cooling off on hot summer days. Step into this tri-level townhome and feel the warmth of the wood floors, which enhance its spacious and welcoming atmosphere. The living room, featuring a cozy gas fireplace and recessed lighting, is ideal for gatherings with friends and family. Just a few steps up, you'll find a bright formal dining room with a built-in china cabinet. This area flows seamlessly into the updated kitchen, boasting two-tone paint, freshly painted cabinets, quartz countertops, new tile flooring, and stainless steel appliances. A convenient powder room on this level makes entertaining easy. Outside, a private, fenced patio provides the perfect space for morning coffee, BBQs, or relaxing with friends. Upstairs, the home offers two large bedrooms, each with an ensuite bathroom and walk-in closet. The master suite features high, vaulted ceilings and an elegant arched window. On the lower level, enjoy direct access to your private two-car garage, complete with a new high-efficiency tankless water heater and side-by-side laundry. There's also a bonus room, ideal for a home office or extra storage. Updated outlets and switches throughout add modern functionality, along with recessed lighting. With central air and heating, you'll enjoy year-round comfort. This self-managed, 48-unit building provides secured entry and guest parking. The budget-friendly \$295/month



HOA fee covers pool access, water, sewer, trash, exterior maintenance, controlled access, and earthquake and fire insurance, ensuring both comfort and convenience. Located just minutes from shopping, dining, the 405 and 118 freeways, CSUN, Northridge Fashion Mall, and Burbank Airport, this home combines style, accessibility, and value. Don't miss your chance to make it yours just in time for the holidays!

Built in 1989

## Essential Information

MLS® #	BB24216615
Price	\$549,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,145
Acres	1.67
Year Built	1989
Type	Residential
Sub-Type	Townhouse
Style	Traditional
Status	Closed
Listing Agent	Elvin Apelian
Listing Office	Equity Union

## Community Information

Address	8958 Burnet Avenue # F2
Area	NOH - North Hills
Subdivision	N/A
City	North Hills
County	Los Angeles
Zip Code	91343

## Amenities

Amenities	Pool, Call for Rules, Controlled Access, Insurance, Maintenance Grounds, Pet Restrictions, Trash, Water
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Garage, Direct Access, Guest
# of Garages	2
Garages	Garage, Direct Access, Guest
View	None
Has Pool	Yes
Pool	Association, Community, Fenced
Security	Carbon Monoxide Detector(s), Gated Community, Security Gate, Smoke Detector(s)

## Interior

Interior	Carpet, Laminate, Tile, Wood
Interior Features	All Bedrooms Up, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Separate/Formal Dining Room, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Tankless Water Heater, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Decorative, Gas
# of Stories	3
Stories	Multi/Split

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	October 14th, 2024
Days on Market	97
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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