

# \$1,849,000 - 902 Avon Street, Burbank

MLS® #BB25017743

**\$1,849,000**

4 Bedroom, 3.00 Bathroom, 2,136 sqft

Residential on 0 Acres

N/A, Burbank,

ATTENTION, INVESTORS!! Live one & rent the other great passive income or for extended family. This newly remodeled 1 story SFR boasts not only a stunning main house but also a brand-new ADU in a prime location nestled in the Magnolia Park. The main house offers a spacious & comfortable living environment w/ 3 bed & 2 bath 1,447 sq ft of living space. The ADU provides a separate, fully equipped living space with 1 bed & 1 bath, 689 sq ft. ADU with a lot size of 6,750 per plans/drawings could be a guest suite or a rental income opportunity. As you step into this exquisite property, you'll be immediately captivated by the beautiful modern design. This home exudes sophistication & style. Inside the main house, the living room has waterproof vinyl flooring, recessed lighting, dual pane windows, & plenty of natural light, creating an inviting and comfortable atmosphere. The kitchen is a culinary haven equipped w/ luxury style with Thor power performance appliances, including a cooktop & oven, elevate your culinary creation. The kitchen's centerpiece featuring sleek Quartzite natural stone waterfall island, offering both functionality & visual appeal. Ample cabinet space is intelligently designed enhancing your workspace and setting the perfect ambiance. The kitchen seamlessly connects to the dining area, creating an open and interactive space for family & guests. The primary bedroom in the main house offers a serene retreat w/ walk-in closet. The bathroom features a



walk-in shower, exquisite tile finishes, dual sinks. The other 2 beds in the main house mirror the same level of serenity & comfort. The ADU reflects the same quality of finishes & attention to detail found in the main house, ensuring both living spaces offer the highest level of comfort, style & elegance. This property features tankless water heaters, copper plumbing, New HVAC New roof and much more.....

Built in 1926

### **Essential Information**

MLS® #	BB25017743
Price	\$1,849,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,136
Acres	0.15
Year Built	1926
Type	Residential
Sub-Type	Single Family Residence
Style	Tudor
Status	Closed
Listing Agent	Efi Demirchyan
Listing Office	Media West Realty, Inc.

### **Community Information**

Address	902 Avon Street
Area	610 - Burbank
Subdivision	N/A
City	Burbank
County	Los Angeles
Zip Code	91505

### **Amenities**

Utilities	Sewer Connected
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Parking	Driveway
Garages	Driveway
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Copper Plumbing
Lot Description	Landscaped, Sprinkler System
Construction	Copper Plumbing

## Interior

Interior	Tile, Vinyl
Interior Features	Ceiling Fan(s), Recessed Lighting, All Bedrooms Down, Walk-In Closet(s)
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator, Tankless Water Heater, Vented Exhaust Fan
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Burbank Unified
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## Additional Information

Date Listed	January 27th, 2025
Days on Market	21
Zoning	BUR1YY
Short Sale	N
RE / Bank Owned	N

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