

# **\$800,000 - 9518 Via Salerno, Burbank**

MLS® #BB25025109

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## **\$800,000**

3 Bedroom, 3.00 Bathroom, 1,478 sqft  
Residential on 5 Acres

N/A, Burbank,

Nestled in the highly desirable Cabrini Villas community, this upgraded townhouse offers 3 bedrooms, 2.5 bathrooms, and 1,478 square feet of thoughtfully designed living space. As a corner unit, it enjoys added privacy and an abundance of natural light. The open-concept layout includes a spacious bonus room (approximately 200 sq. ft.), perfect for an office, home gym, or entertainment space.

The upgraded kitchen features sleek countertops, modern appliances, and ample cabinetry, making it both functional and stylish. The bathrooms have been tastefully updated, with modern finishes that enhance both style and practicality. Throughout the home, you'll find dimmable lights, allowing you to adjust the ambiance to your liking.

The primary bedroom offers a generous walk-in closet and a private balcony with beautiful city views—ideal for enjoying your morning coffee or evening sunsets. The two additional bedrooms are well-sized, each with built-in cabinets to maximize storage space.

The attached garage is equipped with built-in cabinets all around for extra storage and features a Tesla charger for added convenience.

Cabrini Villas offers a wealth of amenities, including 7 swimming pools, 4 Jacuzzis, 6 tennis courts, a basketball and volleyball



courtyard, a playground, a dog park, and a large clubhouse. HOA dues cover water, sewer, internet, and cable, providing ultimate convenience. With its prime location in Burbank, you'll be close to excellent dining, shopping, entertainment, and major studios, making this home an exceptional opportunity to enjoy a vibrant and comfortable lifestyle.

Built in 1977

**Essential Information**

MLS® #	BB25025109
Price	\$800,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,478
Acres	4.81
Year Built	1977
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Kristine Avetisyan
Listing Office	JohnHart Real Estate

**Community Information**

Address	9518 Via Salerno
Area	610 - Burbank
Subdivision	N/A
City	Burbank
County	Los Angeles
Zip Code	91504

**Amenities**

Amenities	Cable TV, Clubhouse, Pool, Sauna, Sport Court, Tennis Court(s), Water
Parking Spaces	2
# of Garages	2

View	City Lights, Neighborhood
Has Pool	Yes
Pool	Association, Community

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior	Laminate, Tile
Interior Features	All Bedrooms Up, Separate/Formal Dining Room
Appliances	Dishwasher, Gas Cooktop, Gas Oven, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	January 24th, 2025
Days on Market	8
Zoning	LARD3
Short Sale	N
RE / Bank Owned	N

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