

# \$849,900 - 9418 Via Patricia # 30, Burbank

MLS® #BB25131293

**\$849,900**

3 Bedroom, 3.00 Bathroom, 1,478 sqft

Residential on 4 Acres

N/A, Burbank,

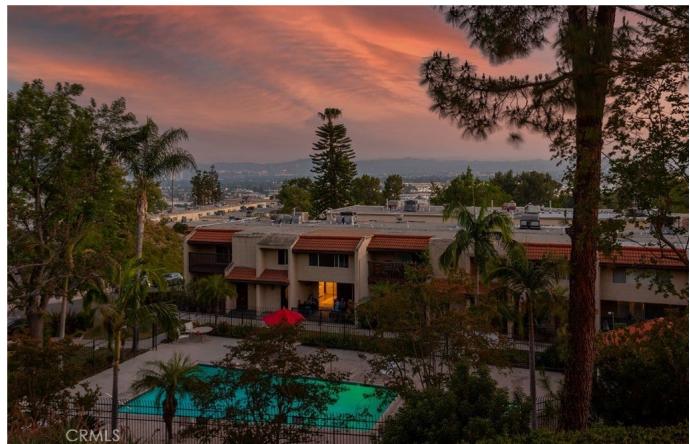
VIEWS, VIEWS, VIEWS! Welcome to one of the best views in Cabrini Villas, where nightly fireworks, lush hillside scenery, and the sound of chirping birds create a peaceful retreat above the city. This beautifully remodeled 3-bedroom, 3-bath townhome plus bonus room offers 1,478 sq ft of modern European-inspired living, with every detail carefully curated for comfort and style.

Step into a sun-drenched living room featuring a Roman clay accent wall, crown molding, recessed lighting, and a new fireplace (2023). The open-concept dining area offers an added window and only one shared wall, creating an airy, private feel.

The kitchen is a showstopper, boasting CafÃ©-brand appliances, natural dolomite stone countertops and backsplash, and a stunning waterfall peninsula perfect for entertaining or daily enjoyment.

Upstairs, both full bathrooms feature elegant backlit mirrors, while the main-level powder room includes a natural stone sink set atop a custom wood counter. Upgraded door hardware and sleek knobs add extra polish throughout.

Additional highlights include: bleached linen-style wood laminate flooring, Nest-controlled climate, a brand-new HVAC system, and incredible outdoor spaces. Relax on your open balcony or front patio and enjoy panoramic views of Universal CityWalk fireworks, tree-filled hills, and calming sounds of nature.



The attached 2-car garage includes newly installed premium epoxy flooring, LED lighting, a utility sink, and a versatile bonus room ideal for a home gym, office, or studio.

Just steps from the community pool and nestled in a quiet, amenity-rich neighborhood, this is the perfect move-in-ready home for buyers seeking beauty, comfort, and tranquility in the hills of Burbank.

Built in 1978

## Essential Information

MLS® #	BB25131293
Price	\$849,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,478
Acres	4.48
Year Built	1978
Type	Residential
Sub-Type	Townhouse
Style	Mediterranean
Status	Closed
Listing Agent	Cameron Hunter
Listing Office	Media West Realty, Inc.

## Community Information

Address	9418 Via Patricia # 30
Area	699 - Not Defined
Subdivision	N/A
City	Burbank
County	Los Angeles
Zip Code	91504

## Amenities

Amenities	Pickleball, Pool
Parking Spaces	2

Parking	Door-Single, Garage, Garage Faces Rear
# of Garages	2
Garages	Door-Single, Garage, Garage Faces Rear
View	City Lights, Pool
Has Pool	Yes
Pool	Association, Community, Gunite

## Exterior

Exterior	Stucco
Lot Description	Garden
Windows	Double Pane Windows
Construction	Stucco
Foundation	Slab

## Interior

Interior Features	All Bedrooms Up, Breakfast Bar
Appliances	Dishwasher
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Three Or More

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	June 11th, 2025
Days on Market	81
Zoning	LARD3
Short Sale	N
RE / Bank Owned	N

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