

\$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 Café-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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