

# \$999,000 - 1200 3rd Street, Burbank

MLS® #BB25140656

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## \$999,000

4 Bedroom, 2.00 Bathroom,  
Residential Income on 0 Acres

N/A, Burbank,

Charming Burbank Duplex. 2 Units | Each 2 Bed, 1 Bath | Prime Location | Fully Furnished Lower Unit.

Welcome to your private oasis in the heart of Burbank! This rare and versatile duplex offers an amazing investment opportunity. Two beautifully maintained 2-bedroom, 1-bath units â€” a perfect blend of comfort, charm, and convenience. Common Laundry and 2 parking spots in the back, no garage.

Property Highlights:

â€¢ Fully Furnished Lower Unit: Features a spacious layout with one cozy bedroom (queen bed & dresser) and a second bedroom set up as a fully equipped home office, complete with desk, filing cabinet, monitor, and printer â€” ideal for remote work.

â€¢ Vintage-Inspired Bathrooms: Both units include charming bathrooms with vintage-style sinks for a touch of character.

â€¢ Well-Appointed Kitchens: Enjoy cooking with classic vintage gas ranges, ample storage, refrigerators with built-in water filters and ice makers.

â€¢ Climate Comfort: Ceiling fans in every bedroom and energy-efficient mini-split AC systems (with active warranty) in the living rooms.

â€¢ Outdoor Features: Private, fenced backyard perfect for relaxing or entertaining, BBQ area for al fresco dining, Lush fruit trees â€” pick your own oranges and lemons, Extra storage via outdoor sheds and under-stair space, Gated entry and reserved off-street



parking  
Location, Location, Location! Ideally situated in a peaceful residential neighborhood, yet just minutes from the best of Burbank's shopping, dining, studios, and entertainment.

Built in 1944

**Essential Information**

MLS® #	BB25140656
Price	\$999,000
Bedrooms	4
Bathrooms	2.00
Acres	0.10
Year Built	1944
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Listing Agent	Christopher Rizzotti
Listing Office	REMAX Empower

**Community Information**

Address	1200 3rd Street
Area	610 - Burbank
Subdivision	N/A
City	Burbank
County	Los Angeles
Zip Code	91504

**Amenities**

Parking Spaces	2
Parking	One Space
Garages	One Space
View	Neighborhood
Pool	None

**Exterior**

Lot Description	Yard
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**Interior**

Heating	Forced Air
Cooling	See Remarks
Fireplaces	None
# of Stories	2
Stories	Two

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	21
Zoning	BUR4*
Short Sale	N
RE / Bank Owned	N

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