

# \$1,395,000 - 1835 Fairview St, Burbank

MLS® #BB25158555

**\$1,395,000**

3 Bedroom, 2.00 Bathroom, 2,024 sqft

Residential on 0 Acres

N/A, Burbank,

Welcome to this charming Burbank gem! From the moment you arrive, you'll fall in love with the beautifully landscaped front yard, thoughtfully designed with water-conserving greenery that adds color and curb appeal year-round. Step inside and you're greeted by rich dark hardwood floors that set a warm tone throughout. Just off the dining area and kitchen, a cozy fireplace invites you to relax and unwind. The two bedrooms are bright and spacious with generous closet space, dual-pane windows for energy efficiency, and easy access to the updated bathroom, complete with stylish tile flooring, a walk-in shower with dual shower heads, and a separate soaking tub for ultimate relaxation. The expansive great room features vaulted ceilings with recessed lighting and a second charming brick fireplace which is perfect for gatherings. Double doors open seamlessly to the lush backyard, where you'll find mature landscaping, vibrant flowers, a lovely Chinese cherry tree, and plenty of room for kids, pets, or a morning coffee under the shade. The kitchen is truly the heart of the home, with tile flooring, dark wood cabinetry providing ample storage, stainless steel appliances, and a convenient coffee bar. Enjoy family meals in the cozy built-in breakfast nook that overlooks the backyard. A separate laundry room with a full-size washer and dryer adds even more convenience. The private primary suite is a true retreat with vaulted ceilings, recessed lighting, three large



windows framing peaceful backyard views, a spacious walk-in closet with custom storage, and a luxurious en-suite bathroom featuring another walk-in shower with dual shower heads, and a separate jetted tub. There's even a unique outdoor catio, perfect for your feline friend to safely enjoy fresh air! This wonderful property also comes with fully owned solar panels, helping you save on energy costs year-round. Outside, you'll also find a two-car garage plus additional flex space behind it, ideal for a workshop, studio, or extra storage. The location is hard to beat: you're just moments away from highly rated Burbank schools, local parks such as Ralph Foy park which has a roller skating rink, the Chandler Bike Path, and the Burbank Public Library. Popular spots like Magnolia Park, Porto's Bakery, Whole Foods, and the Burbank Town Center are all nearby! Don't miss this opportunity to live in one of Burbank's most desirable neighborhood.

Built in 1941

## Essential Information

MLS® #	BB25158555
Price	\$1,395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,024
Acres	0.15
Year Built	1941
Type	Residential
Sub-Type	Single Family Residence
Style	Patio Home
Status	Closed
Listing Agent	Robin Mccary
Listing Office	eXp Realty of Greater Los Angeles, Inc.

## Community Information

Address	1835 Fairview St
Area	610 - Burbank
Subdivision	N/A
City	Burbank
County	Los Angeles
Zip Code	91505

## Amenities

Parking Spaces	2
Parking	Door-Single, Driveway, Garage
# of Garages	2
Garages	Door-Single, Driveway, Garage
View	None
Pool	None

## Exterior

Lot Description	Back Yard, Front Yard, Garden, Near Park
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## Interior

Interior	Tile, Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Quartz Counters, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Breakfast Area, Utility Room
Appliances	Dishwasher, Disposal, Gas Oven, Refrigerator, Range Hood, Tankless Water Heater, Dryer, Washer, Free-Standing Range, Freezer, Ice Maker
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, See Remarks
# of Stories	1
Stories	One

## School Information

District	Burbank Unified
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## Additional Information

Date Listed	July 14th, 2025
Days on Market	12

Zoning BUR1YY

Short Sale N

RE / Bank Owned N

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