

# \$749,995 - 9321 Via Ferrara, Burbank

MLS® #CV24194698

**\$749,995**

3 Bedroom, 3.00 Bathroom, 1,602 sqft

Residential on 8 Acres

N/A, Burbank,

Discover this beautifully Renovated END-UNIT townhouse, situated in the desirable Cabrini Villas, set in the scenic hills above Burbank and Sun Valley. This home offers a prime location with only One Common Wall, providing added privacy and a peaceful living environment. Step into the Spacious and light-filled main level, featuring an open living room, dining area, and a Modernized kitchen. RECESSED LIGHTING and PLANTATION SHUTTERS add an elegant touch, while the kitchen boasts QUARTZ countertops, a drinking WATER FILTRATION system, and top-of-the-line Stainless Steel Appliances. A sliding door in the living room opens to a generously sized, COVERED PRIVATE PATIO—perfect for outdoor relaxation. The expansive PRIMARY SUITE features a beautifully updated bathroom, complete with a luxurious BATHTUB and a SHOWER that includes a STEAMER for a spa-like experience. A 145 +/- sq. ft. BONUS room, equipped with its own Air Conditioning unit, is currently utilized as a home office—ideal for working remotely or pursuing hobbies.

The property also features a 2-car garage with direct access to the home, laundry hookups, and custom-built closets with shelving for extra storage.

The community amenities are second to none, with 7 pools, 6 tennis courts, a volleyball and



basketball court, a clubhouse, children's playground, and saunas. The monthly HOA covers water, exterior insurance, cable TV, high-speed internet, 24-hour security patrol, and the maintenance of these incredible facilities. Plenty of guest parking is available throughout the community.

This Rare End-Unit townhouse combines modern living with resort-style amenities. Don't miss your chance to make it yours!

Built in 1978

## Essential Information

MLS® #	CV24194698
Price	\$749,995
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,602
Acres	8.03
Year Built	1978
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Joyce Chang
Listing Office	CENTURY 21 CITRUS REALTY INC

## Community Information

Address	9321 Via Ferrara
Area	610 - Burbank
Subdivision	N/A
City	Burbank
County	Los Angeles
Zip Code	91504

## Amenities

Amenities	Security, Cable TV, Dog Park, Insurance, Maintenance Grounds, Management, Other Courts, Playground, Pool, Spa/Hot Tub, Tennis Court(s),
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	Trail(s), Water
Parking Spaces	2
Parking	Direct Access, Garage, Garage Faces Rear
# of Garages	2
Garages	Direct Access, Garage, Garage Faces Rear
View	Hills, Mountain(s), Trees/Woods
Has Pool	Yes
Pool	Association, Community
Security	24 Hour Security

## Interior

Interior Features	Primary Suite
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	3
Stories	Three Or More

## School Information

District	Burbank Unified
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## Additional Information

Date Listed	September 18th, 2024
Days on Market	77
Zoning	LARD4
Short Sale	N
RE / Bank Owned	N

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