

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

MLS® #CV24194698

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## \$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 amenitiesâ€”donâ€™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), |
|-----------|---|

|                |  |
|----------------|--|
|                | 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 |
|----------|-----------------|

## Additional Information

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

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