

# **\$549,000 - 1620 San Fernando Boulevard # 48, Burbank**

MLS® #CV25003528

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## **\$549,000**

2 Bedroom, 2.00 Bathroom, 980 sqft  
Residential on 2 Acres

N/A, Burbank,

Beautiful Two-Story Townhome in Prime  
Metrowalk Location

Nestled toward the back of the Metrowalk  
Townhomes community, this charming  
two-story townhome offers a perfect blend of  
comfort and convenience. Featuring 2  
bedrooms, 1.5 bathrooms, and a host of  
modern upgrades, this home is move-in ready.

### Interior Highlights:

Stylish waterproof laminate wood flooring  
throughout.

Recessed lighting enhances the open and airy  
ambiance.

A beautifully upgraded kitchen with brand-new  
Whirlpool stainless-steel appliances, including  
a stove with microwave hood/air fryer,  
dishwasher, and sink.

Laundry convenience with an in-unit washer  
and dryer.

Sliding screen doors open to an enclosed  
patio, perfect for indoor-outdoor pet friendly  
living

Washer/Dryer and Fridge included with full  
price offer! Turnkey ready to live!

### Community Features:

Enjoy a gated swimming pool and gym, ideal  
for relaxation and staying active.

Low HOA fees add extra value.



Prime Location:

Just minutes to Downtown Burbank with plenty of fine restaurants like Hans KBBQ, Guisados, Finnys, Woodranch, along with shops, and retail witch a mall and theatre location.

Less then a mile away is McCambridge Park/Tennis Center which features community center with basketball courts, tennis, pickleball, children play grounds, baseball fields, olympic size swimming pool, electrical car charging stations and much more.

Easy access to freeways and major destinations, including Burbank Airport and Disney, WB, Burbank and other Film Studios. Public transportation easily available with the metro link in proximity along with public bus steps away from the townhome.

Surrounded by dining options, grocery stores, and shopping favorites like Sprouts (with tesla, ev charging stations), Target, Walmart, Tj Max, Best Buy, CVS, Lowe's, and REI.

Located within a highly-rated school district. Performing Arts Programs: BUSD's high schools, particularly Burbank High School and John Burroughs High School, are renowned for their exceptional performing arts programs, including choir and theater. Burbank High School's advanced mixed show choir, "In Sync," has achieved national recognition.

With a front-facing view of the pool and an unbeatable location, this home offers the perfect balance of tranquility and accessibility. Don't miss your chance to make this exceptional townhome your own!

Built in 1964

Essential Information

MLS® #	CV25003528
Price	\$549,000
Bedrooms	2
Bathrooms	2.00

Full Baths	1
Half Baths	1
Square Footage	980
Acres	1.70
Year Built	1964
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Kristine Colmenar Delgado
Listing Office	RE/MAX MASTERS REALTY

## Community Information

Address	1620 San Fernando Boulevard # 48
Area	610 - Burbank
Subdivision	N/A
City	Burbank
County	Los Angeles
Zip Code	91504

## Amenities

Amenities	Controlled Access, Picnic Area, Pool, Trash, Fitness Center, Management, Meeting Room, Pets Allowed
Utilities	Cable Connected, Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Detached Carport, On Street
Garages	Detached Carport, On Street
View	City Lights, Mountain(s), Neighborhood
Has Pool	Yes
Pool	Community, In Ground, Association, Fenced
Security	Security Gate, Carbon Monoxide Detector(s), Fire Detection System, Gated Community, Security Lights, Security System, Smoke Detector(s)

## Exterior

Exterior Features	Rain Gutters
Lot Description	Near Park, Garden, Over 40 Units/Acre, Paved, Sprinkler System
Windows	Double Pane Windows

## Interior

Interior	Laminate
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Interior Features	Granite Counters, Recessed Lighting, All Bedrooms Up, Storage
Appliances	Dishwasher, Refrigerator, Dryer, Convection Oven, Electric Oven, Electric Water Heater, Freezer, Ice Maker, SixBurnerStove, Vented Exhaust Fan
Cooling	Wall/Window Unit(s)
Fireplaces	None
# of Stories	2
Stories	Two

### **School Information**

District	Burbank Unified
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### **Additional Information**

Date Listed	January 6th, 2025
Days on Market	88
Zoning	BUR4-C2-C3*
Short Sale	N
RE / Bank Owned	N

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