

# **\$1,249,000 - 1136 Kenwood Street, Burbank**

MLS® #GD25026240

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## **\$1,249,000**

3 Bedroom, 3.00 Bathroom, 2,176 sqft

Residential on 0 Acres

N/A, Burbank,

Welcome to this charming 2,176 sq. ft. home, built in 1988 and nestled near the highly sought-after Magnolia Park area of Burbank. Offering a perfect blend of comfort and practicality, this residence is ideal for families or anyone looking for a relaxing and functional living space.

Upon entering, youâ€™re greeted by a bright and cozy family room with soaring high ceilings on the right, while a warm living room with a granite gas fireplace is located to your left. Both areas seamlessly lead into the dining space, which connects to a generously sized kitchen featuring ample cabinet storage and extensive counter spaceâ€”perfect for cooking and entertaining. At the end of the kitchen, youâ€™ll find a convenient workstation nook that opens directly to the two-car garage.

The living room flows out to a private, gated patio surrounded by durable vinyl fencing, offering an inviting outdoor retreat. Upstairs, the primary en suite bedroom boasts vaulted ceilings, while the two additional bedrooms are connected by a well-designed Jack-and-Jill bathroom. This home is equipped with two separate heating and cooling systems, recessed lighting, and elegant plantation shutters throughout.

Situated in Kenwood Court, a small gated community of just four standalone homes, youâ€™ll enjoy all the benefits of single-family



living with no shared walls and minimal maintenance. The low HOA fee covers common area upkeep, including gardening, water, power, and gate/intercom access. This particular home sits at the back of the cul-de-sac, offering additional privacy.

Located in a walkable neighborhood, this property is just blocks from Target, Porto's Bakery, cafes, and trendy shops in Magnolia Park. It also provides easy access to walking and biking along the scenic Chandler Bike Path. The home is situated a few blocks from Roosevelt Elementary School and nearby parks, and it is just minutes from Whole Foods, Warner Bros. Studios, Disney Studios, Downtown Burbank, the LA Equestrian Center, Hollywood Bowl, and major freeways, including the 134 and 5.

Built in 1988

**Essential Information**

MLS® #	GD25026240
Price	\$1,249,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,176
Acres	0.39
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Artin Ghassemian
Listing Office	Berkshire Realty Inc.

**Community Information**

Address	1136 Kenwood Street
Area	610 - Burbank
Subdivision	N/A
City	Burbank
County	Los Angeles
Zip Code	91505

## Amenities

Amenities	Insurance
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Single, Garage, Garage Door Opener
# of Garages	2
Garages	Door-Single, Garage, Garage Door Opener
Pool	None
Security	Carbon Monoxide Detector(s), Security Gate, Gated Community, Smoke Detector(s)

## Exterior

Lot Description	ZeroToOneUnitAcre
Windows	Plantation Shutters
Roof	Composition, Shingle

## Interior

Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, Storage, All Bedrooms Up, Jack and Jill Bath, Primary Suite, Breakfast Area, Cathedral Ceiling(s), Tile Counters
Appliances	Dishwasher, Gas Cooktop, Gas Oven, Microwave, Water Heater, Dryer, Washer
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Burbank Unified
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**Additional Information**

Date Listed	January 24th, 2025
Days on Market	15
Zoning	BUR2*
Short Sale	N
RE / Bank Owned	N

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