

# **\$735,000 - 9552 Via Venezia, Burbank**

MLS® #GD25036883

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## **\$735,000**

2 Bedroom, 3.00 Bathroom, 1,244 sqft  
Residential on 8 Acres

N/A, Burbank,

Presenting a truly immaculate home, 9552 Via Venezia in Cabrini Villas where luxury living and convenience blend together beautifully. Nestled in the hills above Burbank, this completely updated 2-bedroom, 3-bathroom townhouse offers the best of resort like lifestyle. The main level features a spacious living room/dining room with wooden flooring, elegant plantation shutters throughout and a guest bath. The living area flows seamlessly into the remodeled kitchen equipped with ample high-end cabinetry, stone countertops, new stainless steel appliances, double pantry and generous counter space. A sliding door opens from the living room to a generously sized private patio, offering unparalleled mountain and city views. As you head upstairs, you will find dual primary suites, each with their own walk-in closets and a remodeled bathroom, providing the perfect sanctuary for relaxation after a long day. Downstairs, there is an additional bonus room which is currently set up as storage space and has direct access to a private 2-car garage. Central air conditioning and heating ensure your comfort. Cabrini Villas HOA provides an array of amenities including a 24 Hour patrolled security, 7 pools, 4 Jacuzzi, 6 tennis courts, a basketball and a volleyball court, a playground, dog park, a large clubhouse along with a beautiful park to spend your quiet time at. The HOA fees also include water, wifi, cable and building insurance. This is an incredible opportunity to live in this highly



sought-after Cabrini community with endless amenities, award winning schools and breathtaking views and privacy! UPGRADES include: Wood plantation shutters throughout, New appliances including dishwasher, fridge, washer/dryer, new water heater, flooring, NEST unit for central air, and unit painter recently. Close to Burbank Town Center, shopping and freeways.

Built in 1977

**Essential Information**

MLS® #	GD25036883
Price	\$735,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,244
Acres	7.53
Year Built	1977
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Ida Altounian
Listing Office	Engel & Volkers La Canada

**Community Information**

Address	9552 Via Venezia
Area	610 - Burbank
Subdivision	N/A
City	Burbank
County	Los Angeles
Zip Code	91504

**Amenities**

Amenities	Pool, Spa/Hot Tub, Cable TV, Dog Park, Pets Allowed, Picnic Area, Recreation Room, Security, Sport Court, Tennis Court(s), Trash, Water
Parking Spaces	2

# of Garages	2
View	Mountain(s)
Has Pool	Yes
Pool	Association
Security	24 Hour Security

## Exterior

Windows	Plantation Shutters
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## Interior

Interior	Wood
Interior Features	All Bedrooms Up, Balcony, Open Floorplan
Heating	Central
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	February 19th, 2025
Zoning	LARD3
Short Sale	N
RE / Bank Owned	N

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