

\$1,678,000 - 4001 Clark Avenue, Burbank

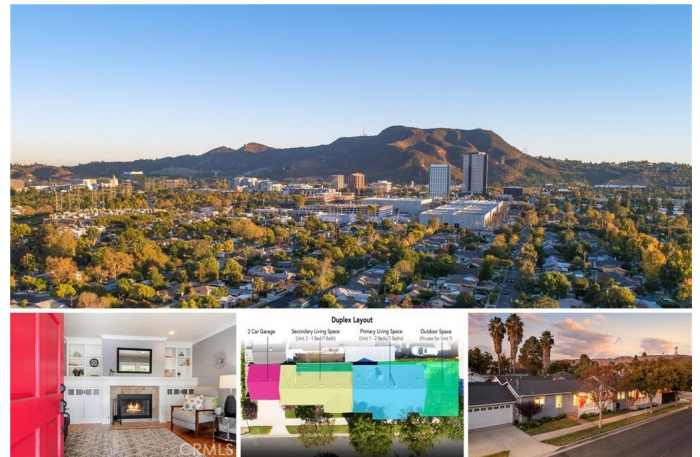
MLS® #OC24204172

\$1,678,000

3 Bedroom, 3.00 Bathroom, 1,848 sqft
Residential on 0 Acres

N/A, Burbank,

Charming Single-Story 2 Bed/2 Bath Home with Private Yard. Attached 1 Bed/1 Bath Unit with Private Front Porch and Private Rear Patio. Quality Upgrades & Low Maintenance! This hallmark-inspired (single-family style) duplex is PERFECT for growing families looking for additional rental income, multi-generational families, or long-term investors. Located blocks to shopping and dining along Magnolia (especially Portoâ€™s), and just blocks from the new Warner Bros Ranch Facilities, the Magnolia Park community offers that small-town community feel with convenient access to work, schools, freeways, and endless recreational activities. This sale is for the entire property (R2 zoned duplex). Reference the property layout and floor plans in the photos or listing supplements. The main 2-bedroom unit features a cozy living room with gas/wood burning fireplace, custom built-in cabinets and original wood floors. Entertain friends and family in the nicely updated kitchen with granite counters, stainless appliances, gas stove, and quality cabinets. Adjacent to the kitchen is the office nook and interior laundry closet. The dining room opens to the private and spacious outdoor space with covered seating/dining area and yard. Relax and unwind in the spacious master suite with a massive walk-in closet and spa-inspired bathroom. The bathroom features side-by-side showers and a clawfoot tub. Down the hall is the second large bedroom and second bathroom with a



walk-in shower. Attached to the home with separate access is a fully updated and move-in ready 1 bed/1bath unit. The charming front porch leads you into the living room that flows nicely into the breakfast nook and kitchen space. This kitchen features fresh white cabinets, granite counters, and stainless appliances (gas stove). Inside this unit is a large laundry closet that will accommodate stackable washer & dryer. Also located inside this unit is a spacious bedroom with a massive walk-in closet and a nice full bath. General upgrades to this property include dual pane Milgard windows, new roof, two tankless water heaters, separate heating/AC systems, and separate electrical and gas service. A spacious 2 car garage is attached and accessible through the garage entrance. The attached secondary unit was constructed in 2003. All upgrade work including construction and roof replacement were permitted. Property has no tenants in place with no lease obligations. Great home and easy purchase!

Built in 1947

Essential Information

MLS® #	OC24204172
Price	\$1,678,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,848
Acres	0.11
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Matt Whitcomb
Listing Office	Coldwell Banker Realty

Community Information

Address	4001 Clark Avenue
Area	610 - Burbank
Subdivision	N/A
City	Burbank
County	Los Angeles
Zip Code	91505

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	2
Parking	Driveway, Garage Faces Front
# of Garages	2
Garages	Driveway, Garage Faces Front
View	Mountain(s), Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Near Park, Near Public Transit, Rectangular Lot, Sprinkler System, Street Level, Yard, ZeroToOneUnitAcre
Windows	Double Pane Windows
Roof	Composition
Construction	Stucco
Foundation	Raised

Interior

Interior	Laminate, Wood
Interior Features	All Bedrooms Down, Bedroom on Main Level, Breakfast Area, Built-in Features, Ceiling Fan(s), Main Level Primary, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Unfurnished, Walk-In Closet(s)
Appliances	Dishwasher, Free-Standing Range, Gas Range, Microwave, Self Cleaning Oven, Tankless Water Heater, Vented Exhaust Fan, Water Heater, Water To Refrigerator
Heating	Central
Cooling	Central Air

Fireplace	Yes
Fireplaces	Gas, Living Room, Wood Burning
# of Stories	1
Stories	One

School Information

District	Burbank Unified
Elementary	Roosevelt
High	Burroughs

Additional Information

Date Listed	October 10th, 2024
Days on Market	112
Zoning	R2
Short Sale	N
RE / Bank Owned	N

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