

# **\$749,995 - 7775 Via Rosa Maria, Burbank**

MLS® #SR24128867

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## **\$749,995**

3 Bedroom, 3.00 Bathroom, 1,478 sqft  
Residential on 5 Acres

N/A, Burbank,

Discover the allure of this charming 3-story corner townhome nestled within the beautiful Cabrini Villas. Boasting captivating views, this residence spans nearly 1,500 square feet of living space. This townhouse has an updated kitchen featuring plenty of storage space in the newer cabinets, stone countertops, tile flooring, stainless steel appliances, ceiling fan and window for natural light | Central air & heat | Primary bedroom faces the view with its own balcony, walk in closet, recessed lighting and ensuite full bathroom | All bedrooms are upstairs | 3 bathrooms in total with a guest powder room downstairs in hallway, full bathroom in primary bedroom and a standing shower with glass door in the second bedroom | Attached 2 car garage with direct access to the unit with automatic garage door opener | Bonus room downstairs next to garage can be used as office, gym or just extra storage room | Views without obstruction from the front and back offers privacy & an abundance of natural light during Resort style community offers 7 different pools to choose from for its residents, 6 tennis courts, basketball court, volleyball court, its own park called Cabrini park, dog park, recreation room / clubhouse, playground for kids, saunas, multiple guest parking spaces located throughout and 24 hour security patrol | HOA is \$780 a month which covers all the great amenities the community offers plus water, sewer, premium cable tv, internet, and exterior insurance | Located conveniently close to the



freeway access, Burbank airport, major shopping areas, wide variety of restaurants and much more

Built in 1977

## Essential Information

MLS® #	SR24128867
Price	\$749,995
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,478
Acres	4.85
Year Built	1977
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	John Gunson
Listing Office	Re/Max Luxe

## Community Information

Address	7775 Via Rosa Maria
Area	610 - Burbank
Subdivision	N/A
City	Burbank
County	Los Angeles
Zip Code	91504

## Amenities

Amenities	Dog Park, Fitness Center, Guard, Picnic Area, Pool, Recreation Room, Tennis Court(s), Water
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	2
Parking	Garage Faces Rear
# of Garages	2
Garages	Garage Faces Rear
View	City Lights, Hills

Has Pool	Yes
Pool	Association
Security	Security Guard, 24 Hour Security

## Interior

Interior	Tile, Wood
Interior Features	All Bedrooms Up, Multiple Staircases
Appliances	Dishwasher, Gas Oven, Gas Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	3
Stories	Three Or More

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	June 23rd, 2024
Days on Market	236
Zoning	LARD3
Short Sale	N
RE / Bank Owned	N

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