

# **\$1,100,000 - 509 Avon Street, Burbank**

MLS® #SR25017661

**\$1,100,000**

3 Bedroom, 1.00 Bathroom, 1,036 sqft

Residential on 0 Acres

N/A, Burbank,

Welcome to this charming single-family home featuring 3 bedrooms, perfect for those looking to settle in a prime location! The home offers an open living room and dining room, providing a great flow for everyday living and entertaining. The updated kitchen with granite counter tops has an abundance of cabinet space, offering plenty of room for all your cooking essentials, gadgets, and pantry items. The compact yet efficient laundry area maximizes space without sacrificing convenience. It features room for a washer and dryer, with additional shelving for your laundry essentials. The freshly painted interior gives this home a bright, clean, and updated feel.

The property boasts a long driveway with ample parking space, along with a 2-car garage that offers additional room for storage. The expansive backyard presents a fantastic opportunity for expansion, including the potential to add an ADU (Accessory Dwelling Unit) for extra living space or rental income. This home is ideally located near Warner Brothers Studios, just a short drive to Universal Studios, City Walk, and the famous Porto's Bakery. Enjoy outdoor activities with the Chandler Bikeway just a few blocks away and rest easy knowing this home is situated in a highly rated school district. Offering easy freeway access, making your daily commute a breeze.



Whether you're looking for convenience, potential for growth, or a comfortable home in a vibrant area, this property offers it all! Don't miss out on the opportunity to make this gem your own. Seller is willing to consider Buyer concessions.

Built in 1947

## Essential Information

MLS® #	SR25017661
Price	\$1,100,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,036
Acres	0.14
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Tami Cicerello
Listing Office	RE/MAX of Santa Clarita

## Community Information

Address	509 Avon Street
Area	610 - Burbank
Subdivision	N/A
City	Burbank
County	Los Angeles
Zip Code	91505

## Amenities

Parking Spaces	2
Parking	Concrete, Door-Single, Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Concrete, Door-Single, Driveway, Garage Faces Front, Garage
View	None
Pool	None

## Exterior

Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Lawn, Yard, Sprinklers Timer
Roof	Composition
Foundation	Raised

## Interior

Interior	Tile, Wood
Interior Features	Separate/Formal Dining Room, Granite Counters, Open Floorplan, All Bedrooms Down
Appliances	Built-In Range, Gas Range, Microwave
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Burbank Unified
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## Additional Information

Date Listed	January 27th, 2025
Days on Market	8
Zoning	BUR1YY
Short Sale	N
RE / Bank Owned	N

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