

\$1,269,000 - 612 Clybourn Avenue, Burbank

MLS® #SR25018800

\$1,269,000

3 Bedroom, 2.00 Bathroom, 1,215 sqft
Residential on 0 Acres

N/A, Burbank,

This stunning 3-bedroom, 2-bathroom Magnolia Park home in Burbank has been thoughtfully remodeled and upgraded, offering modern comfort and timeless charm. The open-concept kitchen is a chef's dream, featuring brand-new appliances, a spacious center island, and plenty of counter space—perfect for cooking, entertaining, or simply enjoying daily life.

Both bathrooms have been stylishly updated, with one featuring a luxurious soaking tub and the other a sleek stand-up shower. The home boasts a newer roof, a newer HVAC system, a newer water heater, and countless other upgrades—too many to name!

The backyard is a serene retreat, complete with low-maintenance astroturf and drought-resistant landscaping. The front yard is equally inviting, with lush grass and a convenient sprinkler system for easy care.

Located in a highly walkable neighborhood, this property is just steps from Foreman's Bar, Trader Joe's, a variety of restaurants and shops, and the Toluca Lake Farmer's Market. Additionally it is situated within the boundaries of Burbank's award winning schools, making it a fantastic location for anyone seeking top-tier education and community amenities.

Whether you're relaxing at home or



exploring the area, this location offers the best of Burbank living.

Donâ€™t miss this move-in-ready gemâ€”schedule your private tour today!

Built in 1941

Essential Information

MLS® #	SR25018800
Price	\$1,269,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,215
Acres	0.14
Year Built	1941
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Carla Acosta
Listing Office	Brandolino Group

Community Information

Address	612 Clybourn Avenue
Area	610 - Burbank
Subdivision	N/A
City	Burbank
County	Los Angeles
Zip Code	91505

Amenities

Parking Spaces	2
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
View	Neighborhood
Pool	None

Exterior

Exterior Features	Lighting
Lot Description	Sprinklers In Front, Landscaped
Roof	Shingle
Foundation	Raised

Interior

Interior Features	Quartz Counters, All Bedrooms Down, Primary Suite
Appliances	Dishwasher, 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 23rd, 2025
Days on Market	43
Zoning	BUR1YY
Short Sale	N
RE / Bank Owned	N

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