

# \$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 chefâ€™s dream, featuring brand-new appliances, a spacious center island, and plenty of counter spaceâ€"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 upgradesâ€"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 Foremanâ€™s Bar, Trader Joeâ€™s, a variety of restaurants and shops, and the Toluca Lake Farmerâ€™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 youâ€™re relaxing at home or



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

Don't miss this move-in-ready gem—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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