

# **\$5,200 - 17469 Burma Street, Encino**

MLS® #SR25078608

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## **\$5,200**

3 Bedroom, 2.00 Bathroom, 1,576 sqft

Residential Lease on 0 Acres

N/A, Encino,

Property Amenity Highlights-- Paid off solar panels (huge savings potential on monthly DWP bill). Home-wide water filtration system and tankless water heater. Stunning 3 Bedroom, 2 Bathroom Home Located in a Quiet Encino Neighborhood. Recent renovations include porcelain pavers in the backyard and landscaping hedges for privacy. A dividing wall was also recently removed to give the home an open-floor plan feel. Two incredible amenities worth nothing are the home's solar panel system (entirely paid off) that will save you \$200-\$300 a month on your energy bill, as well as the home-wide water filtration system, which will give you filtered water from any faucet in the house. Convenient Proximity to the Freeway, Metro Orange Line, Recreational Parks, Dog Park, Bike Paths, Trader Joes, Restaurants and Shopping Centers. Inside this Spectacular Home, You Will Find a Spacious Upgraded Kitchen, with Appliances included; Refrigerator, Stove, Dishwasher and Microwave. Bonus Laundry Room with Storage Includes a Washer and Dryer, and would make a Perfect Home Office. Master Bedroom, with Attached Renovated Bathroom is a Must See with a Spa Shower and Separate Jacuzzi Bathtub! The Detached Garage also includes a Large Attic Space for Additional Storage. Spacious Backyard with New Vinyl Fencing, pavers and landscaping. There is also room for RV Parking. Other amenities: tankless water heater, as well as 2



Mounted Samsung TVs are Included in the Lease. This Desirable Home is TURN KEY AND READY FOR MOVE IN! WELCOME HOME! Renter is responsible for Utilities - Water, Power, Gas, Trash, Sewage. Note - Home has Solar Panels and a Tankless Water Heater for Energy Efficiency.

Built in 1949

**Essential Information**

|                |                                    |
|----------------|------------------------------------|
| MLS® #         | SR25078608                         |
| Price          | \$5,200                            |
| Bedrooms       | 3                                  |
| Bathrooms      | 2.00                               |
| Full Baths     | 2                                  |
| Square Footage | 1,576                              |
| Acres          | 0.13                               |
| Year Built     | 1949                               |
| Type           | Residential Lease                  |
| Sub-Type       | Single Family Residence            |
| Status         | Closed                             |
| Listing Agent  | Eyshia Rivota                      |
| Listing Office | Keller Williams Realty-Studio City |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 17469 Burma Street |
| Area        | ENC - Encino       |
| Subdivision | N/A                |
| City        | Encino             |
| County      | Los Angeles        |
| Zip Code    | 91316              |

**Amenities**

|                |              |
|----------------|--------------|
| Utilities      | Gardener     |
| Parking Spaces | 2            |
| # of Garages   | 2            |
| View           | Neighborhood |
| Pool           | None         |

## Exterior

|                 |  |
|-----------------|--|
| Lot Description | Front Yard, Garden, Sprinkler System, Yard, Lawn |
|-----------------|--|

## Interior

|                   |  |
|-------------------|--|
| Interior Features | All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Utility Room |
| Appliances        | Dryer, Washer  |
| Heating           | Central  |
| Cooling           | Central Air  |
| Fireplaces        | None   |
| # of Stories      | 1  |
| Stories           | One  |

## School Information

|          |                     |
|----------|---------------------|
| District | Los Angeles Unified |
|----------|---------------------|

## Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | April 9th, 2025 |
| Days on Market  | 22              |
| Zoning          | LAR1            |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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