

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

MLS® #SR25078608

**\$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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