

# \$729,999 - 9403 Via Yolanda, Burbank

MLS® #SR25135035

**\$729,999**

2 Bedroom, 3.00 Bathroom, 1,244 sqft

Residential on 4 Acres

N/A, Burbank,

Serene Views! Modern luxury meets comfort in this beautifully renovated 2-bed, 2.5-bath townhome, ideally located in the most sought-after pocket of Cabrini Villas. Enjoy peaceful canyon views from the living room & primary bedroom, as well as from the private entertaining patio & balcony, offering a perfect indoor-outdoor lifestyle.

Inside, the sun-drenched kitchen and dining area is a chefâ€™s dream, with a premium CafÃ© appliance package, custom hardware, designer backsplash, and statement lightingâ€“all thoughtfully curated for both style and function. The open-concept living space is enhanced by marble and engineered wood flooring, statement fireplace and additional half bath, all with high-end finishes throughout.

Both spacious ensuite bedrooms offer ultimate comfort, each with built-out walk-in closets and custom-curated bathrooms showcasing modern vanities, premium lighting, and exquisite tile, fixtures and a jetted tub in the primary bath. Additional highlights include a side-by-side laundry room and a versatile bonus room off the private 2-car garageâ€“perfect for an office, gym, or workshop.

Enjoy resort-style living with access to multiple pools, tennis courts, a playground, basketball and volleyball courts, saunas, a clubhouse, abundant guest parking, and 24-hour securityâ€“all within a pet-friendly community. This turnkey townhome offers luxury, location, and lifestyleâ€“donâ€™t miss this rare



opportunity.

Built in 1978

## Essential Information

MLS® #	SR25135035
Price	\$729,999
Bedrooms	2
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,244
Acres	4.48
Year Built	1978
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Jennifer Landon
Listing Office	Landon Realty Group

## Community Information

Address	9403 Via Yolanda
Area	610 - Burbank
Subdivision	N/A
City	Burbank
County	Los Angeles
Zip Code	91504

## Amenities

Amenities	Pool, Spa/Hot Tub, Barbecue, Clubhouse, Fitness Center, Pets Allowed, Picnic Area, Playground, Recreation Room, Sport Court, Tennis Court(s)
Utilities	See Remarks
Parking Spaces	4
Parking	Door-Multi, Garage, See Remarks
# of Garages	2
Garages	Door-Multi, Garage, See Remarks
Has Pool	Yes
Pool	Community, Association, See Remarks

## **Exterior**

Lot Description	Lawn, Landscaped
Roof	See Remarks
Foundation	See Remarks

## **Interior**

Interior	See Remarks
Interior Features	See Remarks
Heating	Central, See Remarks
Cooling	Central Air
Fireplace	Yes
Fireplaces	See Remarks
# of Stories	3
Stories	Three Or More

## **School Information**

District	Burbank Unified
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## **Additional Information**

Date Listed	June 17th, 2025
Days on Market	13
Zoning	LARD3
Short Sale	N
RE / Bank Owned	N

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