

# **\$675,000 - 9576 Via Bernardo, Burbank**

MLS® #SR25149855

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## **\$675,000**

3 Bedroom, 3.00 Bathroom, 1,478 sqft  
Residential on 8 Acres

N/A, Burbank,

Welcome to Your Burbank Townhome in  
Cabrini Villas!

This 3-bedroom, 2.5-bath corner unit townhome in the highly desirable Cabrini Villas offers the perfect blend of comfort, style, and location with great views. From the moment you walk in, youâ€™ll be drawn to the open floor plan that connects the spacious living room, dining area, and kitchenâ€”ideal for both everyday living and entertaining.

Enjoy the stunning hillside views from the living room, covered patio, or your primary suite balcony. Cozy up by the living room fireplace or gather around the eat-at kitchen counter for casual meals. The kitchen comes complete with all appliances including refrigerator. Thereâ€™s even room for a dining table.

Upstairs, the primary bedroom retreat features a walk-in closet, walk-in shower, and balcony with views. Two additional bedrooms are perfect for family, guests, or a home office and share a full hallway bathroom.

Additional highlights include:

- â€¢ Laminate floors downstairs
- â€¢ Brand-new carpet on stairs and entire upstairs
- â€¢ Ceiling fans in primary bedroom and living room
- â€¢ Convenient downstairs 1/2 bathroom



â€¢ Corner location for extra privacy and natural light

It is a great location near freeway for any commuters. Cabrini Villas offers resort-style amenities including pools, tennis courts, a clubhouse, and lush greenbelts.

The HOA fees include sewer, water, cable, high-speed internet, and exterior maintenance, making it a worry-free homeownership experience.

This home truly has it allâ€”space, comfort, views, and location. It just has a couple of projects to do to while making it your own! Come see it for yourself!

Built in 1977

## Essential Information

MLS® #	SR25149855
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,478
Acres	7.53
Year Built	1977
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Neal Weichel
Listing Office	RE/MAX of Santa Clarita

## Community Information

Address	9576 Via Bernardo
Area	610 - Burbank
Subdivision	N/A

City	Burbank
County	Los Angeles
Zip Code	91504

### Amenities

Amenities	Clubhouse, Sport Court, Barbecue, Picnic Area, Playground, Pool, Spa/Hot Tub, Tennis Court(s), Fitness Center, Pets Allowed, Recreation Room
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	City Lights, Neighborhood, Mountain(s)
Has Pool	Yes
Pool	Association

### Exterior

Lot Description	ZeroToOneUnitAcre
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### Interior

Interior	Laminate
Interior Features	Breakfast Bar, Balcony, Open Floorplan, All Bedrooms Up, Multiple Staircases
Appliances	Dishwasher, Gas Oven, Gas Range, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	Three Or More

### School Information

District	Burbank Unified
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### Additional Information

Date Listed	July 4th, 2025
Days on Market	56
Zoning	LARD3
Short Sale	N
RE / Bank Owned	N

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