

# \$950,000 - 1226 Pass Avenue, Burbank

MLS® #SR25177456

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## \$950,000

2 Bedroom, 1.00 Bathroom, 1,138 sqft  
Residential on 0 Acres

N/A, Burbank,

Check out this cozy home that was in the previous family for generations. Public records show two bedrooms, but note there is an additional library room that was being used as a third bedroom. The one bathroom has been updated recently and includes modern features. Other interior spaces include a dining room, washroom, hall, and a modest kitchen. Looking outside, the exterior of the property has been freshly repainted. There have also been upgrades to the roof, electrical, and windows with permits. The driveway leads from the front through to the rear of the property ending in a detached garage that is ready for two cars that also includes upgraded electrical. Alongside the detached garage is a nice and spacious yard ready for outdoor activity. This home and all of its charming features is now available.

PLEASE NOTE: This house is in Airport Influence Area and is subject to noise from nearby runways.

Built in 1947

## Essential Information

MLS® #	SR25177456
Price	\$950,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,138



Acres	0.13
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Paul Christensen
Listing Office	Key Real Estate.com

### **Community Information**

Address	1226 Pass Avenue
Area	610 - Burbank
Subdivision	N/A
City	Burbank
County	Los Angeles
Zip Code	91505

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Electricity Available, Natural Gas Available, Overhead Utilities, Phone Available, Sewer Available, Water Available
Parking Spaces	1
Parking	Direct Access, Door-Single, Driveway, Driveway Up Slope From Street, Garage Faces Front, Garage, Concrete, On Site, Private
# of Garages	1
Garages	Direct Access, Door-Single, Driveway, Driveway Up Slope From Street, Garage Faces Front, Garage, Concrete, On Site, Private
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### **Exterior**

Exterior	Stucco, Unknown
Lot Description	Back Yard, Front Yard, Sprinklers In Front, Lawn, Sprinkler System, Yard, Gentle Sloping, Level, Near Park, Paved
Windows	Double Pane Windows, Screens
Roof	Asphalt, See Remarks
Construction	Stucco, Unknown
Foundation	Raised

## Interior

Interior	Wood
Interior Features	Separate/Formal Dining Room, Bedroom on Main Level, Main Level Primary, Block Walls
Appliances	Built-In Range, Disposal, Gas Oven, Gas Water Heater
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	August 7th, 2025
Days on Market	50
Zoning	BUR1
Short Sale	N
RE / Bank Owned	N

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