

# \$865,000 - 1302 Whitnall, Burbank

MLS® #SR25198161

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## \$865,000

2 Bedroom, 1.00 Bathroom, 972 sqft  
Residential on 0 Acres

N/A, Burbank,

Discover this delightful 2-bedroom, 1-bathroom single-family gem in Burbank! Impeccably maintained, it boasts a spacious living room with hardwood floors and stylish recessed lighting. Flow seamlessly into the chef-inspired kitchen, complete with bespoke cabinets, elegant Caesarstone countertops, and a convenient breakfast bar. Step into the generous primary bedroom, flooded with sunlight and offering easy backyard access. The cozy outdoor space is ideal for gatherings, featuring a shaded patio and lawn. Plus, the spacious detached garage includes laundry area, ample overhead storage, and potential for conversion into your dream ADU. Upgrades abound with a newer HVAC system, newer water heater, newer electrical panel, and newer dishwasher. Nestled right across from Whitnall Highway Park, near shopping, eateries, and with quick access to the 5 and 134 freeways-this property is an absolute must-view!



Built in 1948

## Essential Information

|                |            |
|----------------|------------|
| MLS® #         | SR25198161 |
| Price          | \$865,000  |
| Bedrooms       | 2          |
| Bathrooms      | 1.00       |
| Full Baths     | 1          |
| Square Footage | 972        |

|                |                         |
|----------------|-------------------------|
| Acres          | 0.11                    |
| Year Built     | 1948                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | Ari Rubinstein          |
| Listing Office | Equity Union            |

### **Community Information**

|             |               |
|-------------|---------------|
| Address     | 1302 Whitnall |
| Area        | 610 - Burbank |
| Subdivision | N/A           |
| City        | Burbank       |
| County      | Los Angeles   |
| Zip Code    | 91505         |

### **Amenities**

|                |   |
|----------------|---|
| Utilities      | None  |
| Parking Spaces | 2   |
| Parking        | Garage, Asphalt, Door-Multi, Garage Door Opener, On Site, Private     |
| # of Garages   | 2   |
| Garages        | Garage, Asphalt, Door-Multi, Garage Door Opener, On Site, Private     |
| View           | Park/Greenbelt, Neighborhood  |
| Pool           | None  |
| Security       | Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s) |

### **Exterior**

|                 |   |
|-----------------|---|
| Exterior        | Copper Plumbing   |
| Lot Description | Front Yard, Garden, Landscaped, Lawn, Sprinkler System, Yard, ZeroToOneUnitAcre |
| Windows         | Screens   |
| Roof            | Shingle   |
| Construction    | Copper Plumbing   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior          | Wood   |
| Interior Features | All Bedrooms Down, Attic, Bedroom on Main Level, Breakfast Area, Eat-in Kitchen, Main Level Primary, Recessed Lighting, Storage, Unfurnished |
| Appliances        | Dishwasher, Range Hood, Disposal, Freezer, Gas Oven, Refrigerator, Water   |

|              |             |
|--------------|-------------|
|              | Heater      |
| Heating      | Central     |
| Cooling      | Central Air |
| Fireplaces   | None        |
| # of Stories | 1           |
| Stories      | One         |

### **School Information**

|          |                 |
|----------|-----------------|
| District | Burbank Unified |
|----------|-----------------|

### **Additional Information**

|                 |                     |
|-----------------|---------------------|
| Date Listed     | September 8th, 2025 |
| Days on Market  | 33                  |
| Zoning          | BUR1*               |
| Short Sale      | N                   |
| RE / Bank Owned | N                   |

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