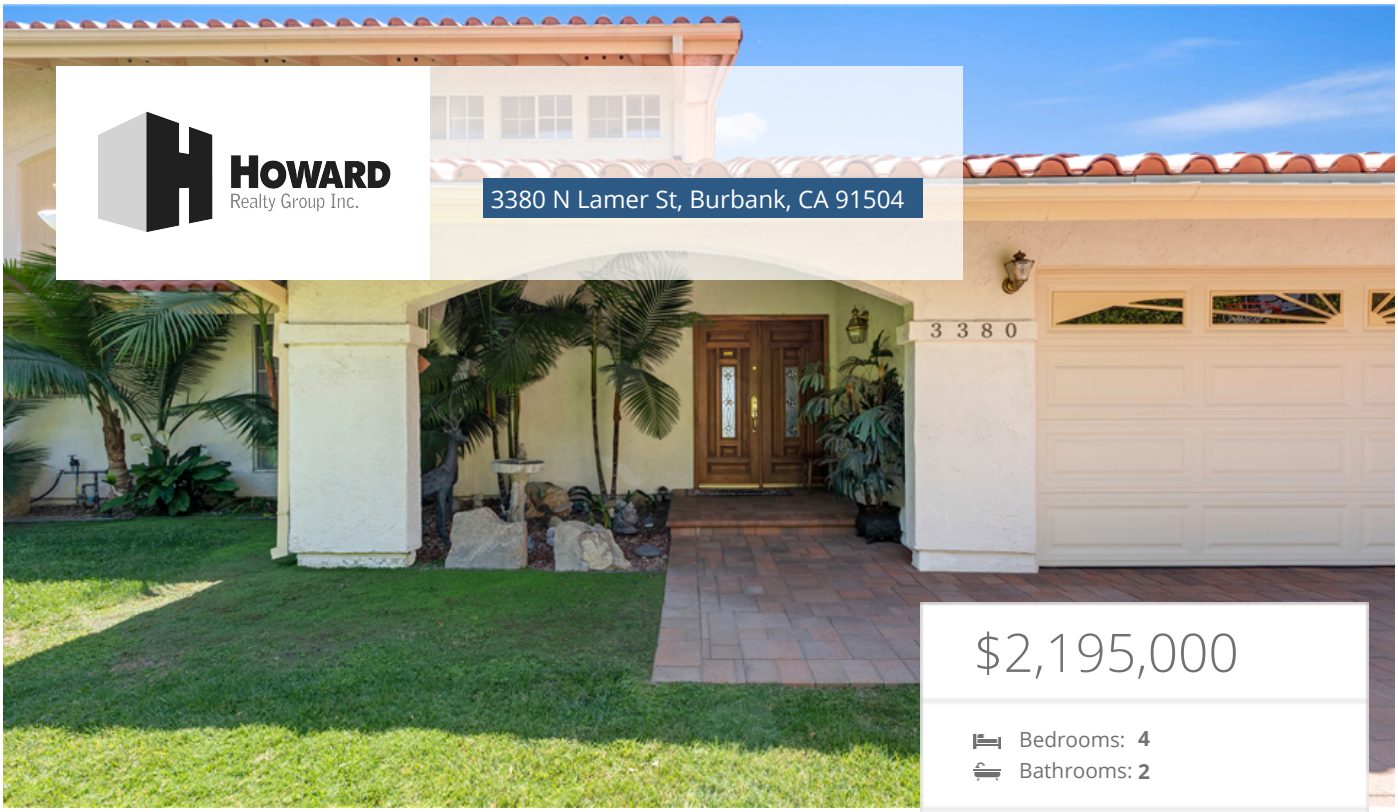


HOWARD
Realty Group Inc.

3380 N Lamer St, Burbank, CA 91504

$2,195,000

Bedrooms: **4**
Bathrooms: **2**

EXTRAS:

- Living Space: 2,346 sq ft
- Lot Size: 9,567 sq ft

Property Description

VIEW, VIEW, VIEW! Exceptional Burbank Hills corner-lot home offering beautiful sunset views, sparkling city lights, and exceptional privacy. This spacious property features 4 bedrooms plus an office that can easily serve as a 5th bedroom, along with a private pool and spa—perfect for enjoying Southern California living. Formal dining room that features a second fireplace and opens up to the pool. Enjoy your views from your living room that features a second fireplace. The home has been updated with dual-pane Low-E windows, new copper plumbing, new PVC drain lines, a new large-capacity water heater, new garage door and opener, and all-new electrical wiring with new outlets, switches, and light fixtures. Additional upgrades include a dual alarm system, dual camera security system, and a newer pool/spa pump and heater system. The private, gated property features an electric remote-controlled driveway gate plus a separate locking pedestrian gate. Mature privacy trees surround the property, creating a secluded and peaceful setting. The large primary bedroom (14 ft x 18 ft) features a dramatic 10 ft X 4 ft window with an electric blind and a cedar-lined closet. The home also offers central air and heating with a new control panel, as well as an all-new sprinkler system and controller. Designed for outdoor entertaining, the backyard features a built-in gas BBQ with two burners and a sink, along with a safety fence and gate surrounding the pool area. A rare opportunity to enjoy privacy, a pool and spa, and spectacular Burbank City views—all from a desirable corner lot.

Brett Howard
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