



Beautiful Home

1524 North Pass Avenue, Burbank, CA 91505



\$998,000

🛏 Bedrooms: 3
🚿 Bathrooms: 2

Property Description

On a quaint tree lined street in storied Burbank lies this charming 3 Bed, 2 Bath home. A towering Chinese Elm shades the backyard & situated among it's branches lies a whimsical tree house with an actual elevator that brings out the 'Peter Pan' in all of us. As you enter, you're greeted by incredible airflow & natural light pouring in, new paint & refinished hardwood floors. The living area is adorned with coved ceilings, large front windows & base molding. Leading into the dining area w/ capacity for large gatherings under a stained glass pendant light. The kitchen is a great space to prepare meals while family & friends congregate. With granite top island & Fisher/Paykel gas stove top, Double Electric Ovens w/convection capability, circulating hot water system, Custom Cabinetry & a window that looks out to the backyard. Off the kitchen area is fitting for a breakfast nook or as another dining space with French doors that lead out to a newly built composite deck. Spacious master with en suite spa like bathroom complete with double sink vanity, Jacuzzi tub & separate shower with dual shower heads. Second bedroom is off the entry with a walk-in closet and a third bedroom with a charming dutch door that leads into the living area. A second full bath off the hallway with large subway tile backsplash, pedestal sink, hunter green walls with wainscoting & shelving for toiletries. Abundance of storage within the home & attic space. As you enter the quaint patio that leads to the back unit which is divided by three parts. One section is a dream for anyone who's looking for the ideal workshop. A separate room makes for a great flex space, accessible through the workshop and a separate exterior access. The laundry room makes up the third connection of the back unit (W/D connection & refrigerator). Back unit is perfect for potential ADU. Landscaping lush with bougainvillea, bird of paradise, jade, Jasmin, grape vines, Camila tree, peach tree & rose bushes. Custom seating wraps the elm tree & the tree house is equipped w/ Wifi, power hookup, elevator and ladder. Per Sellers - they are the 2nd owner on record, New roof in 2020. Home expanded in 2006 for adding a master bath, kitchen & family room. Copper Plumbing throughout, Soundproof Windows (through Burbank Airport Project). Close proximity to Burbank Adult School, Bret Harte Elementary & Luther Burbank Middle, Valley Skate park & Baseball field, along with some of Burbank's most iconic eateries, shopping and more!

EXTRAS:

- Central Air
- Kitchen Island
- Open Floor Plan
- Living Space: 1,513 sq ft
- Lot Size: 5,979 sq ft



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