

**LuxuryCollective.**

## Rare Oppertunity!

201 East Angeleno Avenue 326, Burbank, CA 91502

\$302,500

🛏 Bedrooms: 2  
🚿 Bathrooms: 1

### EXTRAS:

- Living Space: 890 sq ft
- Lot Size: 31,970 sq ft

### Property Description

Burbank Housing Authority Program, please read private remarks for more details. Please see the following as a helpful guide. NO All Cash. Candidates' annual income must fit within the parameters indicated based on the # of individuals in the household. : 1 person \$84,850-\$89,550; 2 people \$96,950-\$102,300; 3 people \$109,050-\$115,100; 4 people \$121,150-\$129,900. Experience modern living in the heart of Burbank Village Walk!

Perfectly situated in vibrant downtown Burbank, this stylish third-floor corner condo combines comfort, convenience, and contemporary design. With 2 bedrooms, 1 bathroom, and 890 sq. ft. of open-concept living space, this home is both functional and inviting. Step inside to find soaring ceilings, expansive windows that flood the home with natural light, along with carpet and tile flooring throughout. The gourmet kitchen features stainless steel appliances, generous counter space, and abundant cabinetry—ideal for everyday cooking or entertaining. The dining area seamlessly connects to the living room, which extends to a private balcony where you can relax and take in the mountain views.

The primary suite offers a spacious layout, ample closet space, and an en-suite bath with vanity and a soaking tub. The second bedroom is equally inviting, also showcasing mountain views. For everyday ease, enjoy plentiful storage, in-unit laundry, and central A/C.

At Burbank Village Walk, you'll enjoy resort-style amenities including a sparkling pool, fitness center, BBQ area, clubhouse, and secure parking. Plus, HOA dues cover essentials like insurance, grounds maintenance, trash, and more.

Step outside your door and immerse yourself in all that downtown Burbank has to offer—dine at favorites like Granville, Don Cuco, Urban Press Winery, and Gyu-Kaku BBQ, indulge in Artelice Patisserie, shop at Burbank Town Center and Urban Outfitters, or catch a movie at AMC 16. Entertainment is endless, from bowling at Round1 to exploring the neighborhood's iconic studios—Disney, Warner Bros., Cartoon Network, and more.

With quick access to the 5 and 134 freeways, this location is commuter-friendly while offering a lively lifestyle right at your doorstep. Don't miss the opportunity to own this modern urban retreat with every convenience at your fingertips!



Anna Lancaster

DRE#01829692

📞 818-919-9866



Amjad Albasel

DRE#01954713

📞 818-486-0677



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