


Client Summary Report

Open House 01/29/12 to 01/29/12 **Property Type** Residential **Include Property Subtype** Single Family **City** Burbank **Status** Active

Listings as of 01/27/12 at 12:51pm

Active 05/28/11	Listing # 22151855 County: Los Angeles	234 N Brighton St Burbank, CA 91506-2303 Cross St: Between Olive and Ve	Map: 563, E2	Listing Price: \$559,000 Original Price: \$635,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Burbank		
	Beds	3	Approx Square Feet	2448 Seller
	Baths(FTHQ)	3 (2 1 0 0)	Price/Sq Ft	\$228.35
	Year Built	1941	Lot Sq Ft(approx)	6480 ((Public Records))
	Tax ID	2444003017		
	DOM/CDOM	222/222	Lot Acres (approx)	0.149


[Additional Pictures](#)

School District Burbank Unified

Assoc Dues #1 \$0.00

Directions Between Verdugo and Olive, one block east of Buena Vista. Close to everything!

Marketing Remark Not a short sale. Not bank-owned. Regular Seller May Carry 2nd Loan. Fantastic location near studios. All the expensive improvements are done here! This property has been well-loved, maintained, and improved over the yrs. Main house has 2 bedrooms + 2 bathrms, formal living rm, dining rm open to family rm, and office/game rm, 1848 sq.ft. per Assessr. Behind main house, separated only by a walkway, is an appx 600 sqft 2-story structure, which is a 300 sqft 3rd bdrm with full bathroom downstairs, & 300 sqft office/hobby room upstairs. Seller says All Permitted! In back is 3-car carport w/lighting, water, & elec. Multi-Unit Zoning. Upgraded 200 amp circuit breaker panel w/subpanel for rear structure, marble fireplace rebuilt from floor up, 2-yr-old heater & 5-ton A/C w/electronic air purifier, 2-yr-old roof, all copper plumbing, sewer lines replaced, dual-paned windows. Stained glass window, hardwood flrs, wet bar, skylights, ceiling fans, block walls, Jen-Air stove & dishwasher.

Active 01/26/12	Listing # 12160782 County: Los Angeles	432 Stanford Rd Burbank, CA 91504-2948 Cross St: Sixth St. & Stanford	Map: 533, F5	Listing Price: \$495,000 Original Price: \$495,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Burbank		
	Beds	3	Approx Square Feet	1309 Public Records
	Baths(FTHQ)	1 (1 0 0 0)	Price/Sq Ft	\$378.15
	Year Built	1944	Lot Sq Ft(approx)	7670 ((Public Records))
	Tax ID	2469026018		
	DOM/CDOM	1/1	Lot Acres (approx)	0.176


[Additional Pictures](#)

School District Burbank Unified

Assoc Dues #1 \$0.00

Directions West on Glenoaks, North on Scott Rd, East on Stanford Rd. Located right below Sixth St.

Marketing Remark Pristine Traditional in the Heart of Burbank with Guest House. Standard sale, not a short sale or bank owned. The house features 2 bedrooms (3rd bedroom has been converted into an office/family room with a closet), 1 bathroom (over sized), over 1300 square feet. Large & Bright Living/Dining room with beautiful hardwood flooring & recessed lighting. Kitchen offers a breakfast counter and a separate laundry room. New paint and carpet thru out. The 7,700 all flat backyard offers abundant room to entertain. Two detached bonus structures with each own bathrooms and private entrances. Needs TLC but has great bones. Minutes from Thomas Jefferson Elementary School, Transportation and Shopping. Surrounded by fabulous neighbors thru out.

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January 2012		

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U.S. Patent 6,910,045



Client Summary Report

Listings as of 01/27/12 at 12:51pm


Active 01/24/12	Listing # B12010772 County: Los Angeles	412 Cambridge Dr Burbank, CA 91504-2903 Cross St: Glenoaks Blvd.	Map: ,	Listing Price: \$579,000 Original Price: \$579,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Burbank East (L)		
	Style	Traditional		
	Beds	3	Approx Square Feet	1566 Public Records
	Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$369.73
	Year Built	1930	Lot Sq Ft(approx)	7396 ((Public Records))
	Tax ID	2459017012		
	DOM/CDOM	3/3	Lot Acres (approx)	0.170

[Additional Pictures](#)

Assoc Dues #1 \$0.00

Directions Between Birmingham Rd. & Dartmouth Rd.

Marketing Remark The perfect house on the perfect hillside location! This home was completely remodeled and totally updated to perfection. Spacious kitchen with entry area, gorgeous living room with hardwood floors, floor to ceiling windows with a great view of the beautiful neighborhood. 3 bedrooms, 2 bathrooms, plus a den with an option of study, or a fourth bedroom! Lovely backyard with a spacious, shady patio area, fruit trees and 2 car garage, all sitting pretty on a HUGE lot - WOW this house is nice!

Active 07/08/11	Listing # F11087720 County: Los Angeles	930 N Lincoln St Burbank, CA 91506-1533 Cross St: Chandler Blvd/ Buena	Map: ,	Listing Price: \$450,000 Original Price: \$450,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Burbank East (L)		
	Beds	3	Approx Square Feet	1440 Public Records
	Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$312.50
	Year Built	1927	Lot Sq Ft(approx)	6588 ((Public Records))
	Tax ID	2448006007		
	DOM/CDOM	2/2	Lot Acres (approx)	0.151

[Additional Pictures](#)

School District Los Angeles Unified

Assoc Dues #1 \$0.00

Marketing Remark SHORT SALE! SUBJECT TO LENDER APPROVAL. CHARMING SPANISH CLOSE TO THE STUDIOS!!!!

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Active 10/13/11	Listing # F11137130 County: Los Angeles	1130 Churchs Ct Burbank, CA 91501 Cross St: Sunset Canyon & Magn	Map: 533, J5	Listing Price: \$699,000 Original Price: \$779,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Burbank East (L)		
	Style	Ranch		
	Beds	3	Approx Square Feet	2257 Public Records
	Baths(FTHQ)	2 (1 1 0 0)	Price/Sq Ft	\$309.70
	Year Built	1947	Lot Sq Ft(approx)	16348 ((Public Records))
	Tax ID	5608017006		
	DOM/CDOM	106/106	Lot Acres (approx)	0.375

[Additional Pictures](#)

Assoc Dues #1 \$0.00

Directions Magnolia to Sunset Canyon to Churchs Ct.

Marketing Remark Lush tropical greenery and a used brick walkway leads to this peaceful setting in the Hills above Sunset Cyn. This traditional home features a wonderful living room with vaulted wood ceiling, paver floor, brick fireplace and walls of glass that overlooks the patio and pool. With three bedrooms and two bathrooms the home also boasts a large family room, fireplace and a second kitchen/wet bar. Private brick patio.

Active 06/14/11	Listing # B11075545 County: Los Angeles	1010 E Santa Anita Ave Burbank, CA 91501-1510 Cross St: Bel Aire	Map: 533, J6	Listing Price: \$729,000 Original Price: \$875,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Burbank East (L)		
	Style	Spanish		
	Beds	4	Approx Square Feet	2130 Builder
	Baths(FTHQ)	4 (2 2 0 0)	Price/Sq Ft	\$342.25
	Year Built	2011	Lot Sq Ft(approx)	7500 ((Public Records))
	Tax ID	2456038020		
	DOM/CDOM	227/227	Lot Acres (approx)	0.172

School District Burbank Unified

Assoc Dues #1 \$0.00

Directions Glenoaks to Santa Anita East

Marketing Remark Completely remodeled house with 692 square feet addition with a permitted guess house. Excellent location above Bel Aire; 3 blocks from Joaquin Miller Elementary School and in the District of John Miller Middle School & Burbank High. Very quiet neighborhood with trees lined street. 2130 square feet of living space plus 246 sq.ft. permitted detach guess house with private entrance thru the alley. Four bedrooms, four bathrooms with heated floor in master bathroom, extra room that can be used as family room,office or den. Living room with fireplace, Dining room, kitchen with granite counter tops, open to breakfast nook, pantry, stainless steal microwave & dishwasher, laundry room, basement. Two master bedrooms with walking closets and sliding doors to the backyard. Detached two cars garage. BRAND NEW AIR CONDITIONED AND HEATER SYSTEM, SPANISH ROOF TILES, COPPER PIPING, ELECTRICAL PANEL AND WIRING, WATER HEATER, PAINT, WINDOWS, GARAGE DOOR, SPANISH STYLE PATIO, BACK YARD WITH PRIVATE WOOD

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U.S. Patent 6,910,045



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Active 11/08/11	Listing # B11146565	2659 N Parish Pl Burbank, CA 91504-1606		Listing Price: \$579,000
	County: Los Angeles	Cross St: Haven Way	Map: ,	Original Price: \$579,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Burbank East (L)		
	Style	Traditional		
	Beds	3	Approx Square Feet	1684 Public Records
	Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$343.82
	Year Built	1950	Lot Sq Ft(approx)	4741 ((Public Records))
	Tax ID	2471027025	Lot Acres (approx)	0.109
	DOM/CDOM	80/249		

School District Burbank Unified

Assoc Dues #1 \$0.00

Marketing Remark Incredibly immaculate home high in the Burbank hills just below Scott Road! This beautiful home has been completely remodeled top to bottom and is move in ready. Wonderful 3 bedroom, 2 bath home with a gorgeous master suite with ample closets and spa styled bath including a spa tub. Bright open kitchen with tile counters, lots of charm, and great breakfast nook. Formal dining room and formal living room leads to step down family room with fireplace overlooking the lushly landscaped yard. These meticulous owners have filled this home with beautiful colors, thoughtful attention to all the details, and a warm homey feel. With a fabulous location, this home is sure to please!


Active 01/20/12	Listing # F12009246	1231 N Brighton St Burbank, CA 91506-1201		Listing Price: \$529,500
	County: Los Angeles	Cross St: Burbank and Buenna V	Map: ,	Original Price: \$529,500
	Property Type	Residential	Property Subtype	Single Family
	Area	Burbank West (L)		
	Style	Craftsman		
	Beds	3	Approx Square Feet	1492 Public Records
	Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$354.89
	Year Built	1940	Lot Sq Ft(approx)	6924 ((Public Records))
	Tax ID	2438010006	Lot Acres (approx)	0.159
	DOM/CDOM	7/7		

[Additional Pictures](#)

School District Burbank Unified

Assoc Dues #1 \$0.00

Marketing Remark Beautiful fully renovated home in highly desirable Burbank. Turn key, newly remodeled home waiting to be lived in. This home features 3 bedrooms and 2 baths, huge master with nursery or art studio. New windows, new cabinets, granite counter tops with tile backsplash. Refinished hardwood floors and new carpet throughout. Fresh landscaping with a great sized yard. Kitchen has been fully remodeled with serving area. Attention to detail has been paid on this charming home. Master bedroom has a tandem bedroom perfect for an office or studio, really a must see.

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Active 01/24/12	Listing # F12010504 County: Los Angeles	344 W Elm Ave Burbank, CA 91506-3318 Cross St: Victory and Alameda	Map: ,	Listing Price: \$499,950 Original Price: \$499,950
	Property Type	Residential	Property Subtype	Single Family
	Area	Burbank West (L)		
	Style	Traditional		
	Beds	2	Approx Square Feet	1353 Seller
	Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$369.51
	Year Built	1940	Lot Sq Ft(approx)	5178 ((Public Records))
	Tax ID	5625026010		
	DOM/CDOM	3/3	Lot Acres (approx)	0.119

[Additional Pictures](#)

School District Burbank Unified

Assoc Dues #1 \$0.00

Directions Enter off Victory south of Alameda

Marketing Remark RUN, DON'T WALK! Picturesque, turn-key charmer in famous Burbank Rancho? neighborhood on quiet, tree lined street. Fireside living room with gleaming hardwood floors, surround sound and recessed lighting. Recently added (with permits) master suite has private bath, walk-in closet, and access to outdoor deck. Kitchen boasts granite countertops, stainless steel appliances. Formal Dining Room. Recent upgrades include central air, copper plumbing, upgraded electrical, and Milgard windows. Indoor Laundry Room. Double detached, finished garage with a/c. Prime equestrian neighborhood near media center, studios, Griffith Park and riding trails!


Active 01/24/12	Listing # B12010573 County: Los Angeles	3606 W Chandler Blvd Burbank, CA 91505-2524 Cross St: Hollywood Way	Map: ,	Listing Price: \$349,950 Original Price: \$349,950
	Property Type	Residential	Property Subtype	Single Family
	Area	Burbank West (L)		
	Beds	0	Approx Square Feet	620 Seller
	Baths(FTHQ)	1 (1 0 0 0)	Price/Sq Ft	\$564.44
	Year Built	2011	Lot Sq Ft(approx)	1467 ((Seller))
	Tax ID	2477016025		
	DOM/CDOM	3/3	Lot Acres (approx)	0.034

[Additional Pictures](#)

Assoc Dues #1 \$0.00

Directions Between Cordova St. & Hollywood Way

Marketing Remark Brand spanking new and top of the line everything! A true master piece of efficiency, with state of the art modern design and layout. A New York loft style home that you'll fall in love with the moment you walk in! Gourmet kitchen with top of the line appliances, granite counter tops and mounted flat screen TV - all included in the price. Hardwood floors, electric gate openers, remote control window shades, custom iron and wood work throughout. Nice yard with retracting canopy cover and stone paved patio?space to BBQ & for pets! You'll love living here in the Magnolia Park, across from the famous Chandler Bike Path!

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Active 01/23/12	Listing # F12010750 County: Los Angeles	813 N Lima St Burbank, CA 91505 Cross St: Hollywood Way/ Magno	Map: ,	Listing Price: \$579,900 Original Price: \$579,900
	Property Type	Residential	Property Subtype	Single Family
	Area	Burbank West (L)		
	Beds	4	Approx Square Feet	1605 Seller
	Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$361.31
	Year Built	1939	Lot Sq Ft(approx)	6207 ((Public Records))
	Tax ID	2480008020		
	DOM/CDOM	4/4	Lot Acres (approx)	0.142

[Additional Pictures](#)

Assoc Dues #1 \$0.00

Marketing Remark Beautiful Traditional home with classic details and a modern touch. Located in Magnolia Park, this great one level home offers 4 bedrooms, 2 baths, fireplace in living room, master bed, large backyard with alley access for RVs or Boats! The bright & airy floor plan has hardwood floors throughout, custom paint, central AC, wood-burning fireplace, copper plumbing, granite counters, closet organizers w/generous closet space, French doors open to a private gated backyard with a nicely built shed for storage, room for a pool, 200 amp service, and ready for your personal touches. Attached Garage. Come see this extraordinary property located in the highly-regarded Roosevelt Elementary school district.

Active 10/22/11	Listing # B11140302 County: Los Angeles	242 N Avon St Burbank, CA 91505-3501 Cross St: Alameda and Oak	Map: ,	Listing Price: \$849,000 Original Price: \$849,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Burbank West (L)		
	Style	Cape Cod		
	Beds	4	Approx Square Feet	2854 Public Records
	Baths(FTHQ)	3 (3 0 0 0)	Price/Sq Ft	\$297.48
	Year Built	1954	Lot Sq Ft(approx)	6738 ((Public Records))
	Tax ID	2483016002		
	DOM/CDOM	97/97	Lot Acres (approx)	0.155

Assoc Dues #1 \$0.00

Marketing Remark Gorgeous Traditional Home located in Burbank's desirable media district. As you enter the front door you are greeted by a formal foyer that has glass paned pocket doors to both a formal living and dining room. The formal living room has a gas fireplace with granite face and bay window. The formal dining room has a high ceiling and is perfect for entertaining. You will be breathless as you enter the dramatic kitchen and family room. The kitchen boasts custom cherry cabinets, granite counters and hand formed tiles. An over sized island with top of the line appliances that includes a Thermador cook-top and double oven with convection makes this kitchen any cooks dream. The family room has 2 sets of french doors to the yard, vaulted ceiling and a gas fireplace. The spacious master suite has a walk in closet, whirlpool tub for 2, separate shower and granite tile vanity. Beautifully landscaped front and back yards with an inviting patio. This home was totally rebuilt in 2000 with

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Active 08/20/11	Listing # F11110121 County: Los Angeles	1910 W Parkside Ave Burbank, CA 91506-2911 Cross St: Riverside Dr	Map: 563, F3	Listing Price: \$669,000 Original Price: \$749,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Burbank West (L)		
	Style	Traditional		
	Beds	2	Approx Square Feet	1612 Public Records
	Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$415.01
	Year Built	1950	Lot Sq Ft(approx)	7684 ((Public Records))
	Tax ID	2443019026		
	DOM/CDOM	160/160	Lot Acres (approx)	0.176

[Additional Pictures](#)

School District Burbank Unified

Assoc Dues #1 \$0.00

Directions From 134, exit bob hope dr travel east on riverside to parish, take a left onto parish and parkside is there on left.

Marketing Remark Darling Rancho traditional perched on a knoll. High on a knoll above one of the best Rancho streets sits this charming, clean, move in ready home. Every room is sunny, bright and spacious. Enter the foyer and arrive in the living room with a wall of windows and a fireplace. LR opens to a formal dining room. Walk into the large kitchen with eat in area, mudroom/laundry room and door to garage and back yard. Lots of gleaming hardwood floors and newer tile in the kitchen. There is a good sized den with fireplace, closet, 3/4 bath, and a wall of windows plus a door to the backyard. House is freshly painted and cleaned. A must see!

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