



## Property Description and List of Improvements

### 408 South Beachwood Drive Burbank 91506

Single Family residence renovated and expanded in 2017, in turnkey condition offering functionality and comfort with 4 bedrooms and 3 bathrooms, 1973 square feet of living space, 6752 square feet of lot size.

List of updates and features:

- All new flooring-Installed 2024
- Navien tankless water heater-Installed 2024
- Roof installed in 2017
- AC Unit and Heat Pump-Installed 2023
- Nest Thermostat
- 4 Camera wired surveillance system with DVR
- Hard wired Direct TV Satellite ready
- Hard wired, low voltage accent lighting
- 6 Burner Thermador Range and Thermador Dishwasher
- Irrigation/sprinkler system
- Newly installed patio deck
- Up to 4 car driveway parking space and ample street parking
- Mid-block location/Well-lit street
- Walking distance to grade school, middle school and high school
- 325 SF Sound treated office/studio/theater room

**Broker/Listing agent does not guarantee the accuracy of the information provided, including square footage, lot size, easements (if any) permitted or un-permitted spaces, renovations, updates & upgrades, school boundaries, zoning, HOA fees/dues/amenities/CC&Rs and/or bedroom/bathroom count. Buyer to verify school requirements, policies, acceptance & availability. Buyer is advised to independently verify the accuracy of this information through personal inspection, building permits and/or with appropriate professionals. Buyer and representing agent to verify all other pertinent information.**

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