



Single Family Residence in Burbank

Price: \$690,000



**1411 N. Screenland Dr
Burbank, CA 91505**

INVESTMENT HIGHLIGHTS

- Prime Burbank Location
- Close Proximity to all Major Studios
- Oversized Garage that can Accommodate 4+ Vehicles, Motorhome, and/or Boat
- Back Area could Potentially be Converted into a Separate Unit - currently permitted for a very large game room/study
- 750 Sq. Ft. Mezzanine in Garage

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Single Family Home on Screenland Dr

Property Profile

Property Address: 1411 N Screenland Dr
Burbank, CA 91505

Assessor Parcel #: 2436-022-017

Year Built: 1948

Building Size: 1,938

Lot Size: 8,751

Zoning: BUR2

Construction: W/F Stucco

Roof Type: Flat

Parking: 4



Amenities

Main Amenities

- | | | | |
|--|--|--|---|
| ☒ Refrigerator | ☒ Disposal | ☐ Central A/C | ☒ Cable Ready/DSL |
| ☒ Dishwasher | ☒ Washer/Dryer | ☒ Wall A/C | ☐ Furnished |
| ☒ Stove | ☐ Balcony/Patio | ☐ Fireplace | ☐ Utilities Paid |

Other Amenities

- | | | | |
|----------------------------------|---|-------------------------------------|-----------------------------------|
| ☐ Pool | ☒ Secured Parking | ☐ BBQ Area | ☐ Elevator |
| ☐ Spa | ☐ Secured | ☐ Playground | ☐ Sundeck |
| ☐ Fitness | ☒ Laundry | ☐ Clubhouse | ☐ Sauna |

Investment Highlights

- Currently permitted for a very large game room and study with a 3/4 bath in the back
- Back area could potentially be converted into a separate unit but is currently not permitted for such use
- Back alley allows easy access to the oversized garage, which can accommodate more than 4 vehicles
- Garage could also accommodate a 45 ft motorhome or other large vehicles
- 750 sq. ft. mezzanine in the garage, which can be used for additional storage
- Large cement pad at the side of the garage can accommodate a boat or additional vehicles
- Garage and back area were permitted and built in 1991
- Prime Burbank location with close proximity to all of the major studios



MICHAEL PESCI, SENIOR INVESTMENT ASSOCIATE AND JAMES ANTONUCCI, ASSOCIATE

550 SOUTH HOPE STREET, SUITE 500 LOS ANGELES, CA 90071 PH (213) 817-1000 x104 Fax (213) 623-4433

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Photos



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Photos (continued)



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Aerial Map



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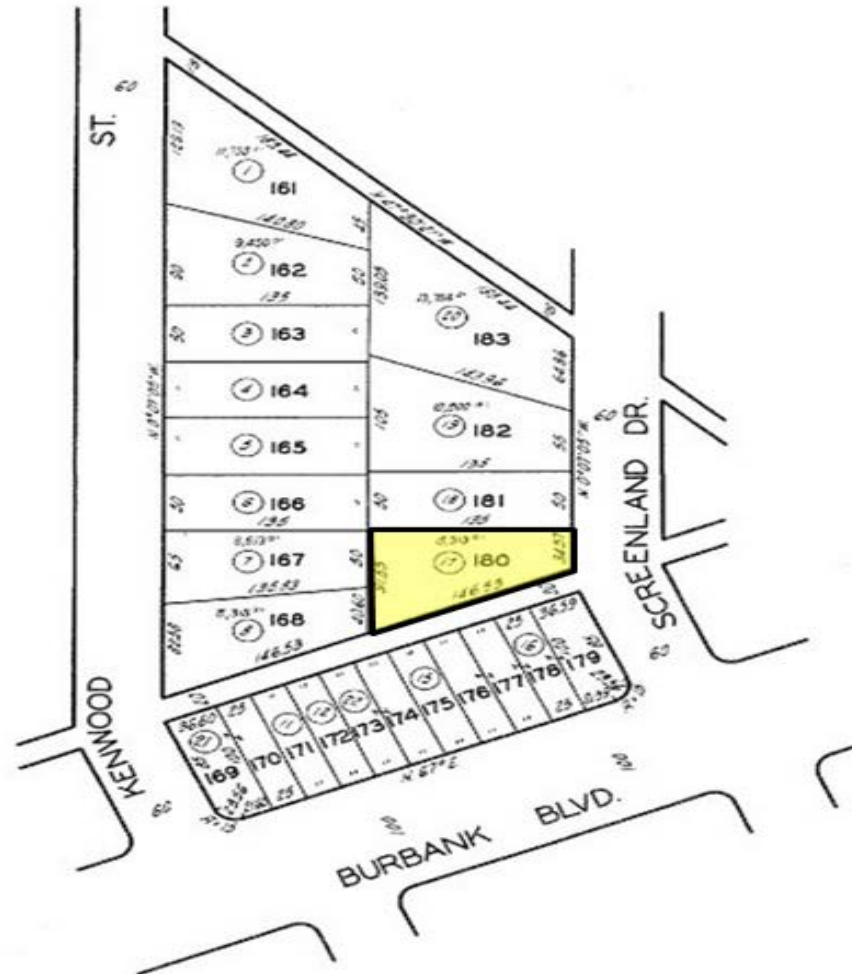
Parcel Map

2436 22
SCALE 1" = 80'

7
Z
CODE
2530

TRACT NO. 8077
M. B. 127-94-95

FOR PREV. ASSMT. SEE: 451 - 13



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