

# **\$850,000 - 10608 Johanna Avenue, Sunland**

MLS® #25550955

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## **\$850,000**

2 Bedroom, 1.00 Bathroom, 948 sqft

Residential on 0 Acres

N/A, Sunland,

Introducing 10608 Johanna Avenue, an updated home and horse property located in the premium Shadow Hills neighborhood. Upon ascending a long, private driveway lined with mature trees, an electric gate opens to reveal the home's serene entrance with a statement stone chimney. Designed for an indoor outdoor lifestyle, French doors expand the living, dining and bedroom toward a wrap-around deck immersed in greenery. The living room's natural light and gas fireplace creates an inviting atmosphere throughout the day and into the evening, while the kitchen's modern charm features Samsung appliances including a smart gas range, fridge and dishwasher, along with a farmhouse sink, detailed backsplash and Dutch door. Additional highlights include central heating and cooling with Nest thermostat. The property's detached structures offer a second bedroom with mini split heating and cooling, Castlebook Barn, large storage area, and chicken coop. In balancing both a calm, rural community with urban convenience, residents of Shadow Hills enjoy one of Los Angeles' most diverse outdoor lifestyles with immediate access to horse trails, hiking, water recreation, golf and more while situated only 6.5 miles from the Hollywood Burbank Airport and 8 miles from Burbank's city center. It is also among the few remaining equestrian-zoned communities in Los Angeles as well. Stretching across a tiered 0.45 acre lot, the property offers rare, flexible access from both



Johanna Avenue to the west and McBroom Street to the east.

Built in 1932

**Essential Information**

MLS® #	25550955
Price	\$850,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	948
Acres	0.45
Year Built	1932
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jorgi Paul
Listing Office	Pellego, Inc.

**Community Information**

Address	10608 Johanna Avenue
Area	672 - Shadow Hills
Subdivision	N/A
City	Sunland
County	Los Angeles
Zip Code	91040

**Amenities**

Parking Spaces	1
Parking	Driveway, Electric Gate
Garages	Driveway, Electric Gate
Pool	None
Security	Security Gate

**Exterior**

Lot Description	Horse Property
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**Interior**

Interior	Laminate
Interior Features	Eat-in Kitchen, Ceiling Fan(s), Separate/Formal Dining Room
Appliances	Dishwasher, Refrigerator, Disposal, Microwave
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	June 10th, 2025
Days on Market	163
Zoning	LARA
Short Sale	N
RE / Bank Owned	N

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