

# **\$805,000 - 9001 Hillrose Street, Sunland**

MLS® #BB25118497

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## **\$805,000**

3 Bedroom, 2.00 Bathroom, 1,359 sqft  
Residential on 0 Acres

N/A, Sunland,

Nestled in the scenic hills of Sunland, CA, this inviting 3-bedroom, 1.5-bathroom home offers the perfect blend of comfort, functionality, and natural beauty. As you approach via the long driveway, you'll appreciate the privacy and stunning foothill and mountain views that make this home truly special.

Step inside to a spacious living room bathed in natural light, thanks to a large picture window that overlooks the beautifully landscaped front yard. A cozy fireplace adds warmth and character, making it the ideal spot for relaxing or entertaining. The adjoining dining area flows seamlessly into the living space, creating an open, welcoming atmosphere.

The kitchen is a chef's delight, featuring stainless steel appliances, granite countertops, abundant cabinetry, and a charming breakfast nook perfect for casual meals or morning coffee. Just off the kitchen, you'll find a convenient half-bath and laundry room.

All three bedrooms are generously sized, offering ample closet space and large windows that let in plenty of natural light. The hallway between the bedrooms boasts additional cabinetry, providing extra storage for linens and essentials.

Step outside onto the spacious outdoor deck—perfect for dining al fresco, hosting gatherings, or simply enjoying the peaceful



surroundings. The detached 2-car garage offers both parking and storage solutions, completing the home’s practical amenities. This home also features owned solar panels, offering energy efficiency and lower utility bills, an eco-friendly bonus that enhances both sustainability and savings!

Sunland, CA is a hidden gem in the San Fernando Valley, offering a serene, suburban lifestyle with easy access to nature and city conveniences. Known for its close-knit community, Sunland is surrounded by the scenic Angeles National Forest, providing endless opportunities for hiking, biking, and outdoor recreation. Despite its tranquil atmosphere, Sunland is just a short drive from Burbank, Glendale, and downtown Los Angeles, making it an ideal location for commuters and those who enjoy the best of both worlds—city life and peaceful mountain living.

This delightful home in Sunland is more than just a place to live—it’s a retreat where you can enjoy the beauty of the outdoors and the warmth of a welcoming community. Don’t miss the opportunity to make it yours!

Built in 1949

**Essential Information**

MLS® #	BB25118497
Price	\$805,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,359
Acres	0.14
Year Built	1949

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Robin Mccary
Listing Office	eXp Realty of Greater Los Angeles, Inc.

## Community Information

Address	9001 Hillrose Street
Area	659 - Sunland/Tujunga
Subdivision	N/A
City	Sunland
County	Los Angeles
Zip Code	91040

## Amenities

Utilities	Cable Available
Parking Spaces	2
Parking	Door-Multi, Garage, Driveway Up Slope From Street, Paved
# of Garages	2
Garages	Door-Multi, Garage, Driveway Up Slope From Street, Paved
View	Mountain(s)
Pool	None

## Exterior

Lot Description	Back Yard, Corner Lot
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## Interior

Interior	Tile, Wood
Interior Features	Breakfast Area, Separate/Formal Dining Room, Bedroom on Main Level
Appliances	Dishwasher, Gas Range, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	10
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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