

# \$1,299,000 - 9733 Hillhaven Avenue, Tujunga

MLS® #GD25090870

**\$1,299,000**

5 Bedroom, 4.00 Bathroom, 2,508 sqft

Residential on 0 Acres

N/A, Tujunga,

Exceptional Contemporary Home with Dual Parcels, Expansive Views! Great Location in the City of Tujunga! Must See GEM!

Step into architectural sophistication in this custom-designed two-story contemporary home, crafted to meet the needs of multi-generational living and modern comfort.

Nestled on a 10,585 sq. ft. combine lots accompanied by a second parcel (9706 N Oak Bend Dr), this property offers breathtaking views, incredible functionality, and remarkable future potential.

**Grand Entry & Main Level Comfort**

Enter through a striking front door into a stunning foyer adorned with a natural stone staircase and an abundance of natural light. The lower level is designed for privacy and convenience, featuring three generously sized bedrooms, two full bathrooms, and a dedicated laundry room. One of the bedrooms provides flexibility for use as a home office, guest suite, or children's study area.

**Main Living Spaces with Mountain Vistas**

Ascending to the second floor, you are greeted by an elegant open-concept layout where large windows illuminate a sun-drenched living room. Enjoy seamless indoor-outdoor transitions through Juliet balconies, inviting the serene mountain views into your everyday living space.

The beautiful design kitchen flows seamlessly into the formal dining room and inviting living area—perfect for gatherings and entertainment.



The primary bedroom offers a peaceful retreat with private balcony access and an ensuite bath featuring spa-inspired details. A second upstairs bedroom and full guest bathroom provide additional flexibility for family or guests.

The lush and serene backyard, enhanced with newly installed pavers, provides the perfect backdrop for both large-scale entertaining and intimate gatherings—ideal for year-round enjoyment.

#### Garage & Storage

An oversized two-car garage provides direct home access and is fitted with custom cabinetry, offering generous storage solutions.

#### Second Parcel & Development Opportunity

The second parcel, located at 9706 N Oak Bend Dr, is a rare addition—featuring a private entrance and partial grading, making it ideal for a future custom build with panoramic views.

Don't miss the chance to own this one-of-a-kind property offering comfort, elegance, and expansion potential—all in the heart of Tujunga.

Built in 2002

### Essential Information

MLS® #	GD25090870
Price	\$1,299,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,508
Acres	0.24
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed

Listing Agent Margarita Carnot  
Listing Office Own Real Estate Inc.

## Community Information

Address 9733 Hillhaven Avenue  
Area 659 - Sunland/Tujunga  
Subdivision N/A  
City Tujunga  
County Los Angeles  
Zip Code 91042

## Amenities

Parking Spaces 2  
# of Garages 2  
View Mountain(s), Hills  
Pool None

## Exterior

Exterior Copper Plumbing  
Lot Description Back Yard  
Windows Blinds, Drapes  
Roof Shingle  
Construction Copper Plumbing  
Foundation Slab

## Interior

Interior Tile  
Interior Features Balcony, Crown Molding, Separate/Formal Dining Room, Recessed Lighting, Entrance Foyer, Eat-in Kitchen  
Appliances Dishwasher, Gas Range, Microwave  
Heating Central  
Cooling Central Air  
Fireplace Yes  
Fireplaces Living Room  
# of Stories 2  
Stories Two

## School Information

District Los Angeles Unified

## Additional Information

Date Listed April 24th, 2025  
Days on Market 133  
Zoning LARE40  
Short Sale N  
RE / Bank Owned N

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