

\$1,450,000 - 7820 Fulton Avenue, North Hollywood

MLS® #GD25147044

\$1,450,000

5 Bedroom, 5.00 Bathroom, 3,000 sqft

Residential on 0 Acres

N/A, North Hollywood,

2 Homes on one Spacious Lot in Prime North Hollywood! Move-in Ready!

Don't miss this rare opportunity to own a dual-home property on a generous 12,232 SQ FT lot (separate address, gas and electric meters) in the heart of North Hollywood — with ready plans to add a third ADU(800 SQ FT)!

The main house offers 1,649.50 SQ FT of thoughtfully designed living space, featuring 3 spacious bedrooms and 3 updated bathrooms, including a large master suite. The modern kitchen is equipped with a central island, ideal for entertaining. This house is also Fire-Marshall Approved by code and ready to be used as a Boarding Care Facility (RCFE), if needed. Enjoy a brand-new patio, disability access, and a functional layout perfect for comfortable living. Custom built-in covered gazebo included.

The permitted ADU, located privately at the rear, is a newly built 1,350 SQ FT home with 2 large bedrooms and 2 updated bathrooms, soaring ceilings, a sleek modern kitchen, and its own attached 2 car garage. Step outside to a custom built-in gazebo — perfect for relaxing or entertaining guests.

The expansive lot offers plenty of parking in the long driveway and is zoned to allow an additional ADU. Whether you're seeking a



multi-generational living setup, income-producing property, or future development potential – this versatile home delivers on all fronts.

An exceptional find in one of North Hollywood's most desirable neighborhoods!

Built in 1959

Essential Information

MLS® #	GD25147044
Price	\$1,450,000
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	3,000
Acres	0.28
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage, Patio Home
Status	Closed
Listing Agent	Elina Julfayan
Listing Office	iHome Realty

Community Information

Address	7820 Fulton Avenue
Area	NHO - North Hollywood
Subdivision	N/A
City	North Hollywood
County	Los Angeles
Zip Code	91605

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Available, Sewer Connected, Water Available, Water Connected
Parking Spaces	2

Parking	Driveway, Electric Gate, Garage, Garage Faces Rear, RV Access/Parking, Asphalt, Door-Single
# of Garages	2
Garages	Driveway, Electric Gate, Garage, Garage Faces Rear, RV Access/Parking, Asphalt, Door-Single
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Smoke Detector(s)

Exterior

Exterior	Stucco, Asphalt, Concrete
Lot Description	ZeroToOneUnitAcre, Front Yard, Garden, Yard
Roof	Composition, Shingle
Construction	Stucco, Asphalt, Concrete

Interior

Interior	Laminate
Interior Features	Breakfast Bar, Balcony, Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, All Bedrooms Down, Walk-In Closet(s), Unfurnished
Appliances	Dishwasher, Microwave, Gas Oven
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	July 7th, 2025
Days on Market	50
Zoning	LARA
Short Sale	N
RE / Bank Owned	N

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