

\$1,299,000 - 7804 Mcgroarty Street, Sunland

MLS® #GD25194718

\$1,299,000

5 Bedroom, 3.00 Bathroom, 3,008 sqft

Residential on 2 Acres

N/A, Sunland,

One of a kind! A private orchard carved out of the mountain. As you enter the gates of this 2.2 Acre lot, you approach hundreds of fruit trees that have been meticulously planted. Just behind this beautiful garden sits a 3000 sq ft house built in 2004. With a great floorpan, spacious bedrooms, and amazing views of your garden, this is truly a Sunland Villa. Next to the house is an above ground pool, and behind the house is a 2 car garage with a workshop and a bathroom! An amazing opportunity to build a spacious ADU while keeping costs low. Behind this garage is the true beauty of this villa. A lifelong engineer transformed this mountain side into a multi terraced garden. What would usually be unusable land is now the most amazing garden in the foothills. The property line goes until the very top of the mountain, but the crazy part is that there is water and power all the way to the top! This property is truly a one of a kind and the photos do not do it justice, come see it in person!



Built in 2004

Essential Information

MLS® #	GD25194718
Price	\$1,299,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3

Square Footage	3,008
Acres	2.02
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Michael Minassian
Listing Office	Maximus Properties

Community Information

Address	7804 MCGROARTY STREET
Area	659 - Sunland/Tujunga
Subdivision	N/A
City	Sunland
County	Los Angeles
Zip Code	91040

Amenities

Parking Spaces	2
# of Garages	2
View	Mountain(s), Neighborhood
Has Pool	Yes
Pool	Private, Above Ground, Pool Cover

Exterior

Lot Description	Garden, Landscaped, Lot Over 40000 Sqft, Sprinkler System
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Interior

Interior Features	Walk-In Closet(s), Attic, Workshop
Appliances	Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Wood Burning
# of Stories	3
Stories	Three Or More

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	August 28th, 2025
Days on Market	11
Zoning	LARE40
Short Sale	N
RE / Bank Owned	N

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