

\$1,395,000 - 7536 Kyle Street, Tujunga

MLS® #GD25195977

\$1,395,000

4 Bedroom, 4.00 Bathroom, 1,914 sqft

Residential on 0 Acres

N/A, Tujunga,

Welcome to 7536 Kyle Street in the heart of Tujunga, CA. A rare opportunity to own two Brand New Construction Homes on one lot, thoughtfully designed for modern living, multigenerational households, or savvy investors seeking strong rental potential. The Front Home is a stunning 2-bedroom, 2.5-bathroom residence spanning 1,117 sqft. From the moment you step inside, you're greeted with soaring high ceilings, elegant recessed lighting, and an open floor plan that seamlessly blends comfort with contemporary style. The two spacious master suites offer privacy and convenience, each with its own luxurious bathroom. At the heart of the home is a custom-built chef's kitchen featuring high end appliances, sleek cabinetry, and designer finishes – a true dream for anyone who loves to cook and entertain. At the rear of the property is a beautifully designed 2-bedroom, 1.5-bathroom ADU, offering 798 sqft of living space. This second home mirrors the same high-end quality as the front, with tall ceilings, a modern custom kitchen, upscale appliances, and its own cozy backyard, perfect for private relaxation or small gatherings. The ADU also comes equipped with a fully paid-off solar system, offering energy efficiency and long-term savings. Whether you're looking to live in one and rent the other, accommodate extended family, or generate strong passive income by renting both units, this property offers unmatched flexibility and long-term value. Everything is brand new – from the



ground up offering peace of mind, premium craftsmanship, and the luxury of low-maintenance living for years to come. Don't miss your chance to own this turnkey gem in one of Tujunga's most desirable neighborhoods.

Built in 2023

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | GD25195977 |
| Price | \$1,395,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 1,914 |
| Acres | 0.12 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |
| Listing Agent | Narbe Avanesian |
| Listing Office | Engel & Volkers Burbank |

Community Information

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|-------------|-----------------------|
| Address | 7536 Kyle Street |
| Area | 659 - Sunland/Tujunga |
| Subdivision | N/A |
| City | Tujunga |
| County | Los Angeles |
| Zip Code | 91042 |

Amenities

| | |
|----------------|--|
| Utilities | Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Connected |
| Parking Spaces | 6 |
| Parking | Driveway, Garage, Gated, One Space, Attached Carport, Covered, Private |
| # of Garages | 2 |
| Garages | Driveway, Garage, Gated, One Space, Attached Carport, Covered, Private |

| | |
|----------|---|
| View | Mountain(s), Neighborhood, City Lights |
| Pool | None |
| Security | Security System, Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Smoke Detector(s) |

Exterior

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|-------------------|---|
| Exterior Features | Lighting |
| Lot Description | Back Yard, Front Yard, Sprinkler System |
| Windows | Screens, Blinds |
| Foundation | Raised |

Interior

| | |
|-------------------|---|
| Interior | Vinyl, Wood |
| Interior Features | Breakfast Bar, Separate/Formal Dining Room, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Main Level Primary, Primary Suite, Balcony, Bedroom on Main Level, Eat-in Kitchen |
| Appliances | Dishwasher, Freezer, Gas Cooktop, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Range Hood, Tankless Water Heater, Water Heater, Electric Range, High Efficiency Water Heater |
| Heating | Central, Forced Air, Natural Gas, Solar |
| Cooling | Central Air, Gas, Heat Pump |
| Fireplaces | None |
| # of Stories | 1 |
| Stories | One |

School Information

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|----------|---------------------|
| District | Los Angeles Unified |
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Additional Information

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|-----------------|---------------------|
| Date Listed | September 2nd, 2025 |
| Days on Market | 21 |
| Zoning | LAR1 |
| Short Sale | N |
| RE / Bank Owned | N |

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