

\$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 chefâ€™s kitchen featuring high end appliances, sleek cabinetry, and designer finishes â€“ 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 â€“ from the



ground up â€” offering peace of mind, premium craftsmanship, and the luxury of low-maintenance living for years to come. Donâ€™t miss your chance to own this turnkey gem in one of Tujungaâ€™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 Avanessian
Listing Office	Engel & Volkers Burbank

Community Information

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

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

District	Los Angeles Unified
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Additional Information

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

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