

# \$799,000 - 10546 Nassau Avenue, Sunland

MLS® #P1-20263

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## \$799,000

3 Bedroom, 1.00 Bathroom, 984 sqft  
Residential on 0 Acres

N/A, Sunland,

This 3-bedroom, 1-bathroom single-family home offers 984 sq. ft. of living space and sits on a generous 8,959 sq. ft. double lot, providing endless potential for renovation, expansion, or development. The home features a functional floor plan, perfect for a family or anyone looking to create their ideal living space. The expansive lot offers plenty of room for outdoor activities and future development, including the exciting possibility of building an Accessory Dwelling Unit (ADU), ideal for rental income, a guest house, or a home office. Additionally, the property includes a detached garage with three storage units, offering ample space for tools, equipment, or hobbies. Whether you're an investor seeking a project or a homeowner looking to build your dream home, this property presents a fantastic opportunity. Located in a desirable area with easy access to amenities, this home is ready for the next owner to bring it to life. Don't miss your chance to make it your own! OPEN

Saturday 1/4/25 12-2pm



Built in 1947

## Essential Information

MLS® #	P1-20263
Price	\$799,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1

Square Footage	984
Acres	0.21
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Karen Roberson
Listing Office	Engel & Voelkers La Canada

## Community Information

Address	10546 Nassau Avenue
Area	659 - Sunland/Tujunga
Subdivision	N/A
City	Sunland
County	Los Angeles
Zip Code	91040

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Connected
Parking Spaces	1
# of Garages	1
View	None
Pool	None
Security	Smoke Detector(s)

## Exterior

Exterior	Shingle Siding
Lot Description	Back Yard, Front Yard, Near Public Transit, Rectangular Lot, Yard, Near Park
Roof	Shingle
Construction	Shingle Siding

## Interior

Interior	Wood, Laminate
Interior Features	Eat-in Kitchen, Storage, All Bedrooms Down, Ceiling Fan(s), Galley Kitchen, Utility Room
Appliances	Water Heater, Water To Refrigerator
Heating	Wall Furnace
Cooling	Wall/Window Unit(s)

Fireplaces	None
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	December 18th, 2024
Days on Market	26
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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