

# **\$699,996 - 9600 Green Verdugo Drive, Sunland**

MLS® #P1-23241

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## **\$699,996**

2 Bedroom, 1.00 Bathroom, 800 sqft  
Residential on 3 Acres

Not Applicable, Sunland,

Fabulous Price Improvement..... it's not too often you get a second chance at a little piece of heaven.....Living on this private secluded property is like bathing in nature every day. The stream across the street attracts wildlife like Red-tailed Hawks, Great Horned Owls, Squirrels, Coyotes and Bobcats all year long. During the Fall, deer come to eat fallen acorns. It is an oasis of wildlife in the City of Los Angeles. The property is filled with native plants and trees that require no watering. Around the house, the succulents also require little water so we never have to worry about California droughts. This, almost 3 acre property, is zoned for horses and has a 2 bedroom 1 bath home, built in 1930s. We moved in embracing the tiny house style and have striven to achieve efficient solutions. The owner-owned solar system consists of 20 solar panels rated to produce 7800 Watts and store 31 Kwatt-hours. The house main electrical panel is wired to manually switch between either grid or solar energy supply. The mini orchard has multiple fruit trees and a grape arbor with a homemade water collection system consisting of 4 tanks, each 3000 gallons (totaling 12000 gallons). The collection surfaces are galvanized roofing panels. The water runs through a centrifugal filter, then into the tanks. 2 full tanks are sufficient to water the grape arbor and the orchard through the summer. You should take some time and come feel the peaceful atmosphere the owners have created here.



Built in 1930

## Essential Information

MLS® #	P1-23241
Price	\$699,996
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	800
Acres	2.98
Year Built	1930
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Chuck Lamm
Listing Office	Engel & Voelkers La Canada

## Community Information

Address	9600 Green Verdugo Drive
Area	672 - Shadow Hills
Subdivision	Not Applicable
City	Sunland
County	Los Angeles
Zip Code	91040

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	2
Parking	Driveway, RV Access/Parking, Carport, RV Covered
# of Garages	1
Garages	Driveway, RV Access/Parking, Carport, RV Covered
View	Mountain(s), Panoramic
Pool	None
Security	Security Gate

## Exterior

Exterior	Wood Siding
Lot Description	Sprinklers Timer, Horse Property
Roof	Composition

Construction	Wood Siding
Foundation	Combination

## Interior

Interior	Tile
Interior Features	Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, Living Room Deck Attached, Pantry, Storage, Walk-In Closet(s), Workshop
Appliances	Dishwasher, Gas Range, Gas Water Heater, Microwave, Refrigerator, Tankless Water Heater, Dryer, Washer
Heating	Natural Gas, Wall Furnace
Cooling	Electric, Wall/Window Unit(s), Ductless
Fireplaces	None
# of Stories	1
Stories	One

## Additional Information

Date Listed	July 5th, 2025
Days on Market	46
Zoning	LARE40-1-K
Short Sale	N
RE / Bank Owned	N

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