

# **\$1,225,000 - 8511 Tujunga Valley Street, Sunland**

MLS® #SR25059707

**\$1,225,000**

4 Bedroom, 5.00 Bathroom, 2,652 sqft

Residential on 0 Acres

N/A, Sunland,

Discover the epitome of refined living in this exquisite two-story residence, nestled within the prestigious Wentworth Woods Community. Set against the backdrop of 280 acres of preserved land managed by the Santa Monica Mountains Conservancy and bordered by the majestic Angeles Crest National Forest, this home offers a rare fusion of natural beauty and exceptional amenities. Step inside and be immediately captivated by the home's thoughtful design and luxurious finishes. Rich bamboo hardwood floors flow throughout, enhancing the space's warmth and sophistication. Custom California Closets are thoughtfully integrated in the bedrooms and garage, providing exceptional storage. The gourmet kitchen is a chef's dream, featuring custom hardwood cabinetry, elegant granite countertops, and a professional-grade gas cooktop with a commercial-grade hood. Three of the four bedrooms offer direct access to their own private bathrooms, elevating both comfort and convenience. The expansive backyard is nothing short of a private botanical paradise, with flourishing lemon, orange, peach, apple, mandarin, and palm trees creating a peaceful retreat for relaxation or entertaining. Paver patios at both the front and rear add an extra touch of elegance and curb appeal. Modern comforts abound, including a paid-off water softener system and a state-of-the-art Vivint alarm and camera system, ensuring both convenience and peace of mind. Situated within the Wentworth Woods



Community, this home offers the perfect blend of seclusion and accessibility. With the Angeles National Golf Club just moments away and the 210 freeway within easy reach, you'll enjoy both tranquility and ease of access. The community's underground utilities, sidewalks, and street lighting create a safe, refined atmosphere. This is not just a home—it's a statement of elevated living, where every detail is designed to make you feel truly at home.

Built in 1983

## Essential Information

MLS® #	SR25059707
Price	\$1,225,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,652
Acres	0.13
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Michael Melik-bakchian
Listing Office	LA Premier Realty, Inc.

## Community Information

Address	8511 Tujunga Valley Street
Area	659 - Sunland/Tujunga
Subdivision	N/A
City	Sunland
County	Los Angeles
Zip Code	91040

## Amenities

Parking Spaces	2
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# of Garages	2
View	None
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Recessed Lighting, All Bedrooms Up, Granite Counters, High Ceilings, Primary Suite, Storage
Appliances	Dishwasher, Refrigerator, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Range Hood, SixBurnerStove, Water Softener
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
High	Verdugo Hills

## Additional Information

Date Listed	March 17th, 2025
Days on Market	97
Short Sale	N
RE / Bank Owned	N

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