

# Residential For Sale

1,218 Sqft - 8736 Wyngate, Sunland, California, 91040



## Basic Details

|                        |             |
|------------------------|-------------|
| Status:                | Active      |
| Listing Type:          | For Sale    |
| Property Type:         | Residential |
| Property SubType:      | Townhouse   |
| Price:                 | \$575,000   |
| Price Per Square Foot: | \$472       |
| Square Footage:        | 1,218 Sqft  |
| Lot Area:              | 8.26 Sqft   |
| Year Built:            | 1974        |
| View:                  | Mountain(s) |
| Bedrooms:              | 3           |
| Bathrooms:             | 2           |
| Bathrooms (Full):      | 1           |
| Bathrooms (1/2):       | 1           |
| Country:               | US          |
| State:                 | California  |
| County:                | Los Angeles |
| City:                  | Sunland     |
| Zipcode:               | 91040       |

## Features

|                       |                                                                                                                                                          |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| ✓ View:               | Mountain(s)                                                                                                                                              |
| Association:          | 1                                                                                                                                                        |
| Senior Community:     | 0                                                                                                                                                        |
| ✓ Common Walls:       | 1 Common Wall                                                                                                                                            |
| Stories:              | 2                                                                                                                                                        |
| ✓ Community Features: | Sidewalks, Street Lights, Golf, Hiking, Park, Curbs, Horse Trails, Mountainous, Stable(s), Foothills, Biking, Storm Drains, Fishing, Blm/national Forest |
| ✓ Pool:               | In ground, Association                                                                                                                                   |
| ✓ Amenities:          | Pool, Spa/hot Tub, Tennis Court(s), Clubhouse, Meeting Room, Picnic Area, Sport Court, Maintenance Grounds, Trash, Sewer, Water, Pickleball              |
| AttachedGarage :      | 0                                                                                                                                                        |
| ✓ Parking:            | 2.00                                                                                                                                                     |
| ✓ Parking:            | Garage                                                                                                                                                   |
| Spa:                  | 1                                                                                                                                                        |

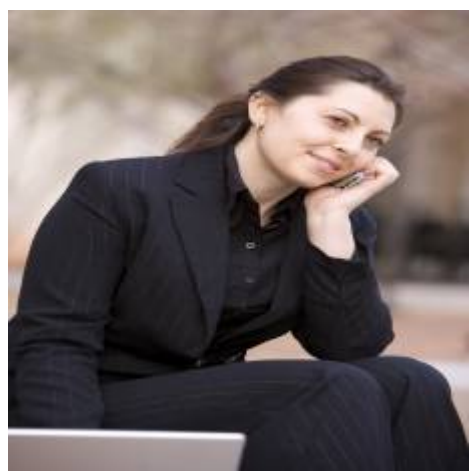
|             |            |                |                     |                                                                                                                |
|-------------|------------|----------------|---------------------|----------------------------------------------------------------------------------------------------------------|
| Listing ID: | GD25249109 | ✓              | Security:           | Automatic gate, Gated community                                                                                |
|             |            | ✓              | Patio:              | Patio, Brick, Enclosed                                                                                         |
|             |            | Entry Level: 1 |                     |                                                                                                                |
|             |            | ✓              | Laundry:            | Inside, Washer Hookup, Dryer Included, Washer Included, In Closet                                              |
|             |            | ✓              | Room Type:          | All Bedrooms Up, Primary Bedroom                                                                               |
|             |            | ✓              | Roofing:            | Composition                                                                                                    |
|             |            | ✓              | Flooring:           | Vinyl                                                                                                          |
|             |            | ✓              | Entry Location:     | 1st Floor                                                                                                      |
|             |            | ✓              | Spa Construction:   | Community, In Ground                                                                                           |
|             |            | ✓              | Foundation Details: | Slab                                                                                                           |
|             |            | ✓              | Interior Features:  | Open Floorplan, Ceiling Fan(s)                                                                                 |
|             |            | Main Level 1   |                     |                                                                                                                |
|             |            | Bathrooms:     |                     |                                                                                                                |
|             |            | ✓              | Heating System:     | Central, Forced air                                                                                            |
|             |            | ✓              | Cooling System:     | Central Air                                                                                                    |
|             |            | ✓              | Utilities:          | Sewer Connected                                                                                                |
|             |            | ✓              | Water Source:       | Public                                                                                                         |
|             |            | ✓              | Sewer:              | Public Sewer                                                                                                   |
|             |            | ✓              | Appliances:         | Dishwasher, Disposal, Refrigerator, Gas Oven, Gas Cooktop, Water Line To Refrigerator, Ice Maker, Water Heater |

MLS [Addon](#)

|                            |              |
|----------------------------|--------------|
| Association Fee Frequency: | Monthly      |
| Parcel Number:             | 2546001091   |
| Lot Size Square Feet:      | 359,702 Sqft |

|                                                                                                     |                            |
|-----------------------------------------------------------------------------------------------------|----------------------------|
| TaxAnnualAmount:                                                                                    | \$0                        |
| Association Fee:                                                                                    | \$681                      |
| <div> <div>✓</div> <div>RoomBathroomFeatures:</div> </div> <div>Exhaust Fan(s), Shower In Tub</div> |                            |
| Garage Spaces:                                                                                      | 2                          |
| High School:                                                                                        | Arlington                  |
| High School 2:                                                                                      | Arling                     |
| Middle Or Junior School:                                                                            | Miller                     |
| High School District:                                                                               | Los Angeles Unified        |
| Levels:                                                                                             | Two                        |
| <div> <div>✓</div> <div>EatingArea:</div> </div> <div>Dining Ell</div>                              |                            |
| Taxes:                                                                                              | \$0                        |
| Guest House SqFt:                                                                                   | 0 Sqft                     |
| Approx Lot SqFt:                                                                                    | 0 Sqft                     |
| <div> <div>✓</div> <div>Special Listing Conditions:</div> </div> <div>Trust</div>                   |                            |
| Virtual Tour URL Unbranded:                                                                         | <a href="#">Click Here</a> |

Agent [Info](#)



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