



**10058 SUNLAND BOULEVARD**

10058 SUNLAND BLVD, SUNLAND, CA 91040

**\$1,299,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

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91040

Welcome to 10058 Sunland Blvd, a unique and versatile income-generating property nestled in the serene and highly desirable neighborhood of Shadow Hills. Sprawling over 1.04 acres, this property offers three separate living units, making it ideal for investors, multi-generational living, or owner-users seeking supplemental rental income. The beautifully updated main residence sits at the top of the lot and features a spacious 3-bedroom, 2-bathroom layout with an open-concept design, upgraded finishes, and a bonus den area currently used as a home office.

**Age: Over 50 Years Old,  
Sewer: Public,  
Garage Count: 3 Car Garage**

**\$1,299,000**



Enjoy hillside views, abundant natural light, and privacy, along with a 3-car garage that offers potential for ADU conversion (buyer to verify). As you make your way down the property, you are greeted by the second unit, WHICH IS CURRENTLY VACANT, a charming UPDATED 2-bedroom, 1-bathroom home with a basement area and a beautifully landscaped front yard. Ideal for extended family or tenants, this unit offers comfort and charm with thoughtful upgrades throughout. The third unit showcases 2 bedrooms and 1.5 bathrooms, complete with separate electrical and gas meters, providing added rental flexibility or independent living. Upgrades across all units include newer plumbing and sewer lines, upgraded electrical wiring, an updated water main line, dual-pane windows, and modern finishes. The expansive lot also offers multiple uncovered parking spaces, is zoned for horses, and provides ample room for future expansion or customization (Buyer to investigate with appropriate agencies and satisfy self). Don't miss this one-of-a-kind Shadow Hills gem—whether you're looking for a new place to call home, a rental property with income potential, or a long-term investment opportunity, 10058 Sunland Blvd is ready to deliver.



