



8436 AMBOY

8436 AMBOY AVE, SUN VALLEY, CA 91352

\$1,075,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

CRMLS

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Come and discover Beautifully updated 2 HOMES on one lot in a quiet residential neighborhood of Sun Valley minutes to Burbank, Glendale, Downtown LA, perfect for multi-generational living or investment. *FRONT HOME 8436 AMBOY: 2 bedrooms, 1 bathroom— completely remodeled with warm, inviting colors and abundant natural light. The chef's kitchen features gorgeous countertops, a stylish backsplash and quality cabinetry. The bathroom has been tastefully renovated, and both bedrooms are bright and spacious. Additional features include a 2-CAR ATTACHED GARAGE and a comfortable, open layout. Additional space for converting to another unit (Buyer to investigate).

Age: Over 50 Years Old,
Garage Count: 2 Car Garage,
Sewer: Public

\$1,075,000



*REAR HOME 8434 Amboy BUILT in 2021 (ADU): Newer built 3 bedrooms, 2 bathrooms LARGE unit with its own address and private access, offering excellent separation and privacy. This modern home has an open concept living space, dedicated laundry room, contemporary finishes, and plenty of natural light throughout. Situated in the quiet residential neighborhood of Sun Valley, this property enjoys easy access to the I-5 freeway, and a short commute to Burbank, Downtown Los Angeles and SOCAL major attractions. Together, these two homes provide an ideal setup for extended-family living, owner-occupied investment or rental income. Move-in ready and beautifully maintained inside and out. Welcome HOME.



