



GLENDALE CARAVAN - June 1 (10am - 1pm)

437 WALTONIA DR, Glendale 91206 Area: 624 - Glendale-Chevy Chase/E. Glenoaks \$1,398,000
Type: Resi/SFR/D SLC: Standard Year Built: 1938/ASR DOM/CDOM: 4/4
Bed/Bath: 4/3 Garage: 3/Detached Living Area: 1,823 Lot: 2.7224/118,588
Subdivision: Priv. Pool: N/None Cooling: Central Air, See Remarks
Parcel Number: 5662010013

Listed By: Diana Walker, 00989974, 818-409-1022 | Dilbeck Real Estate/G6144, 01345642, 818-240-8100
BAC: 2.5%

Description: Welcome To This Character Rich And Delightfully Unique Home With Architectural Touches Such As A Coved Wall Off The Entry Way, Stream Line Moderne Influences (Three Stripes On The Front Window Casings, On The Exterior Front Wall By The Front Door And At The Top Of The Brick Chimney). Located In The Glenoaks Canyon, This Home Is Nestled On A Sizeable 118,612 Square Foot Lot. Enter The Home And You Are Immediately Struck By The Beautiful Beamed Ceiling In The Family Room. Also Note All The Windows Throughout The Home Infiltrate The Home With Serene Canyon Views Of The Hills Showing Off The Undisturbed Vegetation Surrounding The Home. The Spacious Living Room With Fireplace Has Large Picture Windows. The Large Patio Off The Family Room Has A Built-In Fireplace, Perfect For Outdoor Entertaining. The Extra Large Garage Is Spacious Enough To Store An RV Or You Can Park Three Cars In There (Two Tandem) Plus There Is Plenty Of Storage. This Garage Is Every Man's Dream. Behind The Garage Is The Best Surprise Of All. A Roomy Studio (Guest Quarters) With A Beautiful Beamed Ceiling. Included Is A Murphy Bed With Built In Drawers And Cabinets, A Kitchenette And A 3/4 Bathroom. It Has Its Own Separate Large Flat Patio Area Away From The Main House. The Exterior And Interior Of The Home Were Recently Painted. There Are Hardwood Floors, Central Air, A Separate Laundry Area, Three Beautifully Custom Made Security Doors, Garden Window, And Some Double Pane Windows. This Special Home Is Unique With Many Amenities You Can't Find In A Regular Home Plus It Is Located Close To The Elementary School, Walking Distance To The Parks In The Canyon, And The Golf Course Is Just Up The Hill. There Are Also Many Hiking Trails Throughout The Canyon And Best Of All It Is Freeway Close To All Major Freeways. This Unique Home Won't Last Long!!

Open House Type: Broker Open House URL:
Tour Date: 06/01/2022 Tour Time: 10:00AM End Time: 1:00PM Attend: Agent
Lock Box Type: None Lock Box Location: Refreshments: Drawing:
Showing By: Diana Walker/Agent, 818 259 7077

Notes:
Directions: East on Glenoaks Blvd and left on Waltonia
Listing ID: GD22110243 Open House ID: 376368988 Printed: 05/31/2022 4:55:21 PM

1325 VALLEY VIEW RD #201, Glendale 91202 Area: 626 - Glendale-Northwest \$869,000
Type: Resi/CONDO/A SLC: Standard Year Built: 1974/ASR DOM/CDOM: 7/7
Bed/Bath: 2/2 Garage: 3/Attached Living Area: 1,698 Lot: 0.8789/38,286
Subdivision: Priv. Pool: N/None Cooling: Central Air
Parcel Number: 5633012032

Listed By: Mary Morrison, 00952378 | Keller Williams R. E. Services/G7207, 01434190, 818-432-3200
BAC: 2.5%

Description: Beautiful, Elegant And Large Single Story 2nd Floor Unit In The Most Desirable Street In Glendale With Amazing Views Of Downtown Glendale And Surrounding Hillside Neighborhood. Spacious Layout With Living Room+ Fireplace, Formal Dining Room And A Family Room Off The Kitchen. Move In Ready Unit Has Two Bedrooms + Two Bathrooms And 8 Total Closets. The Very Large Main Bedroom Has Two Large Wall Closets And A Walking Closet And Ensuite Bath. The Guest Bathroom Features A Bath Tube/Shower And An Antique Vanity. The Kitchen Features Custom Cabinets, Pantry All With Pull Out Shelves And A Corner Cabinet With Lazy Susan And Granite Counter Tops. There Is A Solar Heated Pool And Spa. The Building Features Secure Entry Access, 2 Elevators And Subterranean 3 Parking Spaces With A Storage. Hoa Dues Are \$425 And Include Water, Trash And Gas.

Open House Type: Broker Open House URL:
Tour Date: 06/01/2022 Tour Time: 10:00AM End Time: 1:00AM Attend: Agent
Lock Box Type: None Lock Box Location: None Refreshments: Drawing:
Showing By: Mary Morrison/Agent, 818-404-8610

Notes:
Directions: Cross Street Parkwood
Listing ID: GD22110803 Open House ID: 376369445 Printed: 05/31/2022 4:55:21 PM



GLENDALE CARAVAN - June 1 (10am - 1pm)

118 S KENWOOD ST #301, Glendale 91205 Area: 628 - Glendale-South of 134 Fwy \$848,000
 Type: **Resi/CONDO/A** SLC: **Standard** Year Built: **2015/ASR** DOM/CDOM: **0/0**
 Bed/Bath: **2/2** Garage: **2/Detached** Living Area: **1,203** Lot:
 Subdivision: **Not Applicable** Priv. Pool: **N/None** Cooling: **Central Air**
 Parcel Number: **5642007076**

Listed By: **Cary Hernandez, 01211566, (626) 862-3591 | Keller Williams Realty/PF5630, 01444805, (626) 204-3300**
 BAC: **2.5%**

Description: **Bright & Spacious Corner Unit In Glendale's Kenwood Terrace, Built In 2015 & Less Than A 10 Minute Walk To The Americana! Open Floor Plan With Modern Design, High Ceilings, & Recessed Lighting. The Generous Living Space Boasts A Linear Flush Fireplace And Oversized Sliding Glass Doors Looking Out Over The City. The Kitchen Features Pristine Quartz Countertops, A Dining Bar For Entertaining & Stainless Steel Bosch Appliances. The Masterbath Is Enhanced By A Floating Vanity, Frameless Glass Shower & Decadent Soaking Tub. Amenities Include In-Unit Stacked Laundry, Outdoor Lounge Area & Secured Parking.**

Open House Type: **Public** Open House URL:
 Tour Date: **06/01/2022** Tour Time: **10:00AM** End Time: **1:00PM** Attend:
 Lock Box Type: Lock Box Location: Refreshments: Drawing:
 Showing By: **/Agent,**

Notes: **Glendale Caravan**
 Directions: **South on Glendale Ave....right on Broadway and left on Kenwood.**

Listing ID: **P1-9756** Open House ID: **376611161** Printed: **05/31/2022 4:55:21 PM**

2382 FLORENCITA AVE, Montrose 91020 Area: 635 - La Crescenta/Glendale Montrose & Annex \$1,575,000
 Type: **Resi/SFR/D** SLC: **Standard** Year Built: **1928** DOM/CDOM: **11/11**
 Bed/Bath: **3/1** Garage: **2/Attached** Living Area: **1,441** Lot: **0.2/8,782**
 Subdivision: **Not Applicable** Priv. Pool: **N/None** Cooling: **Wall/Window Unit(s)**
 Parcel Number: **5807023011**

Listed By: **Latha Risso, 01908489, (323) 974-5906 | Dilbeck Real Estate/PF924, 01345642, (818) 790-6774**
 BAC: **2.5%**

Description: **Montrose's Own 'hansel And Gretel' English Tudor/Storybook Home Comes To Market For The First Time In Over 40 Years. Loaded With Charm, Character And Style. Large, Buildable R3 Lot In Prime Location. One Block To Trader Joe's And Quaint Montrose Village. Rare Opportunity To Build An Additional House, Income Producing Units Or A Simple Adu In The Back Portion Of The Property With Possible Alley Access. Upstairs Loft Like Bedroom With Room To Reconfigure For Potential Bathroom, Artist Studio, Or Game Room. Award Winning Schools!**

Open House Type: **Public** Open House URL:
 Tour Date: **06/01/2022** Tour Time: **10:00AM** End Time: **1:00PM** Attend:
 Lock Box Type: **None** Lock Box Location: Refreshments: Drawing:
 Showing By: **/Agent, 323-974-5906**

Notes: **Hansel And Gretel House. Great House, Rare Investment Opportunity Zoned R3 A Block Away From Honolulu In Montrose. You Don't Want To Miss This!**

Directions: **One Block North of Montrose Village**

Listing ID: **P1-9557** Open House ID: **376551139** Printed: **05/31/2022 4:55:21 PM**

2832 HERMOSA AVE, La Crescenta 91214 Area: 635 - La Crescenta/Glendale Montrose & Annex \$1,250,000
 Type: **Resi/SFR/D** SLC: **Standard** Year Built: **1925/OTH** DOM/CDOM: **8/8**
 Bed/Bath: **3/2** Garage: **1/Attached** Living Area: **1,200** Lot: **0.1672/7,282**
 Subdivision: Priv. Pool: **N/None** Cooling: **Central Air**
 Parcel Number: **5610016046**

Listed By: **Kenneth Chu, 01845205 | Dream Realty La Crescenta/G6637, 01949614, 818-249-5222**
 BAC: **2.5%**

Description: **This Beautiful House Has 3 Beds, 2 Baths And A Nicely Remodeled Kitchen With A Quartz Stone Counter Top Including A Five Burner Gas Stove, Microwave And Dishwasher. A Bonus Room (Approximately 400 Sq.Ft) Downstairs Is Great For A Home Office, Art Or Music Studio, Workout Gym Or Recreational Space For Kids. The Backyard Has Numerous Fruit Trees, Flowers And Large Space For Family And Friends Gathering For A Fun Outdoor Bbq. The Outstanding Grass Area Is Perfect For Adu-Accessory Dwelling Unit - With A Separate Gate. Don't Miss The Valuable Opportunity To Build An Additional Residence In This Area. Close To Top Award-Winning Schools And Very Convenient To Access Freeway, Many Restaurants, Shopping And Entertainment, Etc.. This Charming Home Is Ready To Be Yours. Come And See And Take This Property!!**

Open House Type: **Broker** Open House URL:
 Tour Date: **06/01/2022** Tour Time: **10:00AM** End Time: **1:00PM** Attend: **Agent**
 Lock Box Type: **None** Lock Box Location: Refreshments: Drawing:
 Showing By: **Kenneth Chu/Agent, See Remarks,**

Notes:
 Directions: **La Crescenta Ave And Hermosa Ave**

Listing ID: **GD22105385** Open House ID: **376137767** Printed: **05/31/2022 4:55:21 PM**



GLENDALE CARAVAN - June 1 (10am - 1pm)

12750 CENTRALIA ST #22, Lakewood 90715 Area: 699 - Not Defined \$588,000
Type: **Resi/SFR/A** SLC: **Standard** Year Built: **1978/ASR** DOM/CDOM: **6/6**
Bed/Bath: **2/1** Garage: **2/Attached** Living Area: **1,231** Lot: **0.0339/1,478**
Subdivision: Priv. Pool: **N/Association** Cooling: **Central Air**
Parcel Number: **7066001025**

Listed By: **Jose Valle, [01946682](tel:01946682) | Keller Williams Pacific Estate/PB17646, [01952507](tel:01952507), 562-261-0900**
BAC: **2%**

Description: **Welcome To This Beautiful 2 Bedroom, 1 Bathroom, 1,231 Sqft Home That Rests In The Lakewood Shores Community. As You Enter You Will Notice The Remodeled Kitchen With Stainless Steel Appliances, Cherry Wood Cabinets, Corian Countertops, And Travertine Tile Backsplash. From The Kitchen You Will See The Open Dining Room And Living Room That Feature New Vinyl Flooring, Recessed Lighting, Central Heat & Ac, Fresh Paint, And Lake Views. As You Move Upstairs You Will Notice The Custom Mahogany Staircase That Leads Up To The Living Quarters. The Master Bedroom Features 2 Closets With Built In Custom Storage, Vaulted Ceilings, And Balcony Access With Stunning Lake Views. The Upgraded Bathroom Includes A Cherry Wood Vanity, A Corian Countertop Sink, And A Step In Travertine Tile Shower With Glass Doors. Perfect For Entertaining Family And Friends, This Zen-Like Home Features A Flagstone Patio With Lake Views And The Community Includes 2 Swimming Pools, A Spa, And Tennis Courts. Don't Miss Out On This Unique Home That Is 1 Of 24 Homes That Features An Attache Garage With Direct Home Access. "Welcome Home".**

Open House Type: **Public** Open House URL:
Tour Date: **06/01/2022** Tour Time: **4:00PM** End Time: **7:00PM** Attend: **Agent**
Lock Box Type: **Supra** Lock Box Location: **Front Door** Refreshments:
Showing By: **[David Lafarga](#)/Agent,** Drawing:

Notes:
Directions: **Crescent and Bloomfield**

Listing ID: **[PW22111721](#)** Open House ID: **376602882** Printed: **05/31/2022 4:55:21 PM**