

**Glendale CARAVAN June 29, 2022**



**GD22139344**      **2606 E GLENOAKS BLVD, GLENDALE 91206**      **\$1,590,000**  
 Open House ID: **378498411**      City/Area: **GD/624**      SLC: **STD**  
 PType/Sub Type: **Resi/SFR/D**      Garage: **2/Attached**  
 Bdr: **3**      Total Baths: **3**      DOM: **1**  
 Sqft: **1692/A**      Year Built: **1937/ASR**      Refreshments:  
 Occupant: **/Owner**      Drawing:  
 Lock Box: **none/None**      Occupant Phone:  
 Listing Office: **Dilbeck Real Estate**  
 LO State License: **01345642**      Showing Agent: **Jose Serrano Aguirre**  
 Listing Agent: **Jose Serrano Aguirre**  
 LA State License: **01983970**  
 Open House Type: **Broker**  
 Tour Date: **06/29/2022**      Tour Time: **10:00AM-1:00PM**  
 Attend: **Agent**      Directions: **East Glenoaks Blvd, Pass Harvey Drive, Continue on East Glenoaks Blvd, right after the park the cross street is Gardner, the house is on the right hand side**

Virtual OH URL:

Notes:

Public Remarks:

Welcome to this classic updated 1937 two-story Colonial home located in the highly desired Glenoaks Canyon neighborhood. This home is loaded with exceptional details and has perfect curb appeal—hardwood floors throughout the home and a stairway with a classic wrought-iron railing. The living room has a fireplace, white wood mantle, and a marble hearth. The formal dining room has wainscoting and opens to a thoughtfully remodelled gourmet kitchen with white cabinets, white counters, stainless steel Viking appliances, and a wall of windows overlooking the backyard and play area. Hardwood floors were recently installed, updated bathrooms, a gas fireplace in the living room, and central air. The bedrooms are light and bright, with one bedroom conveniently located downstairs with a door to the rear yard, and the other bedrooms are upstairs. The master bedroom has an adjacent sunlit spa-like retreat with a soaking bathtub and shower. The flagstone walkways lead into the rear yard, past a low-maintenance grassy area. Continue up a flight of stairs to a peaceful flagstone terrace overlooking the professionally landscaped yard. Private, tranquil, and ideal for relaxing any time of day!

Short - Open House

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**GD22131956**      **400 BURCHETT ST, GLENDALE 91203**      **\$1,200,000**  
 Open House ID: **377814841**      City/Area: **GD/624**      SLC: **STD**  
 PType/Sub Type: **Resi/SFR/D**      Garage: **0/**  
 Bdr: **4**      Total Baths: **2**      DOM: **0**  
 Sqft: **1384/A**      Year Built: **1910/ASR**      Refreshments:  
 Occupant: **/Owner**      Drawing:  
 Lock Box: **Front door/Supra**      Occupant Phone:  
 Listing Office: **Equity Union Real Estate**  
 LO State License: **01811831**      Showing Agent: **Lara Hutchins**  
 Listing Agent: **Lara Hutchins**  
 LA State License: **01930111**  
 Open House Type: **Public**  
 Tour Date: **06/29/2022**      Tour Time: **10:00AM-2:00PM**  
 Attend: **Agent**      Directions: **Arden Ave**

Virtual OH URL:

Notes:

Public Remarks:

Short - Open House

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**GD22137739**      **1734 N VERDUGO RD #22, GLENDALE 91208**      **\$749,000**  
 Open House ID: **378312943**      City/Area: **GD/627**      SLC: **STD**  
 PType/Sub Type: **Resi/TWNHS/A**      Garage: **2/Detached**  
 Bdr: **2**      Total Baths: **3**      DOM: **5**  
 Sqft: **1517/A**      Year Built: **1980/ASR**      Refreshments:  
 Occupant: **/Vacant**      Drawing:  
 Lock Box: **Call LA/Supra**      Occupant Phone:  
 Listing Office: **NextHome Luxe Group**  
 LO State License: **02030759**      Showing Agent: **Christina Zastrow**  
 Listing Agent: **Christina Zastrow**  
 LA State License: **01210464**  
 Open House Type: **Broker**  
 Tour Date: **06/29/2022**      Tour Time: **10:00AM-1:00PM**  
 Attend: **Unattended**      Directions: **On N. Verdugo Rd, between Arvin Dr and Sherer Ln**

Virtual OH URL:

Notes:

Public Remarks:

Short - Open House

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This elegant townhome is situated in the highly sought-after area of Glendale known as the Verdugo Woodlands. Special features include a spacious living room with a fireplace and a den/office area. The kitchen overlooks the formal dining room which opens to a private patio. On the top floor, you will find two ensuites and a laundry area. This private, corner unit boasts lots of natural light throughout. The Verdugo Villas is a quiet, well-maintained complex with a pool and spa area. Two side-by-side parking spaces are included. Ideally located just north of Glendale Community College and minutes away from the Montrose Shopping Park and the Glendale Sport Complex. Don't miss out on this rare opportunity!

**Glendale CARAVAN June 29, 2022**



**P1-10141**      **3009 SAN GABRIEL AVE, GLENDALE 91208**      **\$1,595,000**  
 Open House ID: **378284929**      City/Area: **GD/627**      SLC: **STD**  
 PType/Sub Type: **Resi/SFR/D**      Garage: **2/Attached**  
 Bdr: **3**      Total Baths: **3**      DOM: **5**  
 Sqft: **2644/T**      Year Built: **1975**      Refreshments:  
 Occupant: **/Owner**      Drawing:  
 Lock Box: **/None**      Occupant Phone:  
 Listing Office: **Coldwell Banker Realty**  
 LO State License:  
 Listing Agent: **Heather Scherbert**      Showing Agent:  
 LA State License: **01959915**  
 Open House Type: **Public**  
 Tour Date: **06/29/2022**      Tour Time: **10:00AM-1:00PM**  
 Attend:      Directions:  
 Virtual OH URL:  
 Notes:  
 Public Remarks:

**The 2017 renovation of this split level home celebrates inspiring modern design, neutral finishes and a comfortable floor plan in the highly desirable Oakmont neighborhood. This three bedroom en-suite home is remodeled with stunning attention to detail. The beautiful living room features a fireplace, elevated ceilings, wet bar and mountain views. Steps up to the designer kitchen features top-of-the-line Thermador appliances, custom cabinetry and Cambria quartz island with counter seating. Beyond the kitchen is the dining room with access to the backyard patio. The main level features one bedroom suite with 3/4 bathroom, spacious enough for a guest bedroom and work-from-home option. The upper level boasts golf course views and two additional bedroom suites, including the primary suite with a luxurious bathroom with soaking tub, separate shower, dual vanity and closets. A full laundry room and two car attached garage complete this home. Additional amenities include: engineered wood floors, copper plumbing, electrical, newer HVAC and recessed lights.**

Short - Open House

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**P1-10212**      **2415 OLIVE AVE, LA CRESCENTA 91214**      **\$1,100,000**  
 Open House ID: **378555691**      City/Area: **LACR/635**      SLC: **STD**  
 PType/Sub Type: **Resi/SFR/D**      Garage: **0/**  
 Bdr: **2**      Total Baths: **2**      DOM: **0**  
 Sqft: **1292/A**      Year Built: **1923/ASR**      Refreshments:  
 Occupant: **/Owner**      Drawing:  
 Lock Box: **Door to the left of the front gate/Supra**      Occupant Phone:  
 Listing Office: **COMPASS**  
 LO State License: **01991628**  
 Listing Agent: **Kathy Gibson**      Showing Agent:  
 LA State License: **01098628**  
 Open House Type: **Public**  
 Tour Date: **06/29/2022**      Tour Time: **10:00AM-1:00PM**  
 Attend:      Directions: **From Foothill Boulevard go north on Briggs, then turn left (west) on Olive**  
 Virtual OH URL:  
 Notes:  
 Public Remarks:

**Situated in a quiet neighborhood on a private road in the foothills of La Crescenta rests this 1923 residence which exudes charm and individuality. Situated in a quiet neighborhood on a private road in the foothills of La Crescenta rests this 1923 residence which exudes charm and individuality. Whimsical outdoor entertaining spaces feature an expansive covered patio space adorned with vintage Moroccan lamps and built-in shelving. Lush gardens provide year-long fragrance including roses, climbing pink jasmine, angel's trumpet, and two varieties of desert sage. Mature landscaping includes numerous fruit trees: pomegranate, persimmon (1 Hachiya, 1 Fuyu varieties), mulberry, elderberry, Mexican lime, Thai lime, orange, kumquat, and loquat. There is also a 100+ year old olive tree and 30+ year old grape vine. The front gardens feature over 20 different varieties of rose bushes with all shades of pink, red, and white, and rarer colors of purple and orange. Improvements to the house include a freshly painted interior, new carpeting, the addition of a Ring video doorbell, programmable electronic keypad at entry, balcony on the second floor, custom made cedar front gate, new fence installed on the east side, and new retaining wall on the west side. This one-of-a-kind home with the award-winning La Crescenta schools should not be missed.**

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**Glendale CARAVAN June 29, 2022**



**PF22124196**      **2904 ALTA TER, LA CRESCENTA 91214**      **\$2,200,000**  
 Open House ID: **378478962**      City/Area: **LACR/635**      SLC: **STD**  
 PType/Sub Type: **Resi/SFR/D**      Garage: **2/Detached**  
 Bdr: **5**      Total Baths: **5**      DOM: **6**  
 Sqft: **2763/T**      Year Built: **1955/ASR**      Refreshments: **Healthy drinks**  
 Occupant: **/Owner**      Drawing:      Occupant Phone:  
 Lock Box: **/Supra**  
 Listing Office: **Dilbeck Real Estate**  
 LO State License: **01345642**  
 Listing Agent: **Alexander Gingrich**      Showing Agent: **Alexander Gingrich**  
 LA State License: **01797428**  
 Open House Type: **Broker**  
 Tour Date: **06/29/2022**      Tour Time: **10:00AM-1:00PM**  
 Attend: **Agent**      Directions: **North on La Crescenta Ave, Left on Alta Terrace.**

Virtual OH URL:  
 Notes: **Large view lot, nearly 20,000 square feet nearly all usable. Within the Monte Vista Elementary School boundary. Detached Guest House. Pool. Tons of parking and RV parking. Updated kitchen and bathrooms. Two living spaces. Healthy drinks will be served.**  
 Public Remarks: **A premier lot on one of La Crescenta's premier streets. Tucked away high above Foothill Blvd sits this single story home with so much to offer - View, Large Lot, Guest House, Pool, Extra Parking. Nearly all of the oversized view lot is flat, usable and private providing an exceptional opportunity. There are views from the entire back part of the home including the living room, family room and master bedroom. The living room is open to the dining space with a beautiful unique fireplace and access to the back yard. There is a second dining/breakfast area open to the kitchen which has been remodeled with stone counter tops, newer cabinets and high-end appliances including a stunning 64-inch Aga range with double oven. A vaulted ceiling and lots of windows highlight the primary bedroom with two closets and a beautiful attached remodeled full bathroom featuring double sinks, vanity area, and a separate shower and tub. The family room is large with access to the back yard and an attached ¾ bathroom, this could make a great in-law suite. There is so much to enjoy in the back yard, the pool, the sweeping views, the large lawn, the outdoor kitchen, and the view deck - truly an ideal place to entertain. There is also a detached guest house measuring just over 200 square feet with it's own 3/4 bathroom and own yard space. Other features include RV parking, dual zone HVAC, concrete tile roof and copper plumbing. Take advantage of this opportunity, there are not many large view lots in La Crescenta like this one.**

Short - Open House

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**PF22124196**      **2904 ALTA TER, LA CRESCENTA 91214**      **\$2,200,000**  
 Open House ID: **378478961**      City/Area: **LACR/635**      SLC: **STD**  
 PType/Sub Type: **Resi/SFR/D**      Garage: **2/Detached**  
 Bdr: **5**      Total Baths: **5**      DOM: **6**  
 Sqft: **2763/T**      Year Built: **1955/ASR**      Refreshments: **Healthy drinks**  
 Occupant: **/Owner**      Drawing:      Occupant Phone:  
 Lock Box: **/Supra**  
 Listing Office: **Dilbeck Real Estate**  
 LO State License: **01345642**  
 Listing Agent: **Alexander Gingrich**      Showing Agent: **Alexander Gingrich**  
 LA State License: **01797428**  
 Open House Type: **Public**  
 Tour Date: **06/29/2022**      Tour Time: **10:00AM-1:00PM**  
 Attend: **Agent**      Directions: **North on La Crescenta Ave, Left on Alta Terrace.**

Virtual OH URL:  
 Notes: **Large view lot, nearly 20,000 square feet nearly all usable. Within the Monte Vista Elementary School boundary. Detached Guest House. Pool. Tons of parking and RV parking. Updated kitchen and bathrooms. Two living spaces. Healthy drinks will be served.**  
 Public Remarks: **A premier lot on one of La Crescenta's premier streets. Tucked away high above Foothill Blvd sits this single story home with so much to offer - View, Large Lot, Guest House, Pool, Extra Parking. Nearly all of the oversized view lot is flat, usable and private providing an exceptional opportunity. There are views from the entire back part of the home including the living room, family room and master bedroom. The living room is open to the dining space with a beautiful unique fireplace and access to the back yard. There is a second dining/breakfast area open to the kitchen which has been remodeled with stone counter tops, newer cabinets and high-end appliances including a stunning 64-inch Aga range with double oven. A vaulted ceiling and lots of windows highlight the primary bedroom with two closets and a beautiful attached remodeled full bathroom featuring double sinks, vanity area, and a separate shower and tub. The family room is large with access to the back yard and an attached ¾ bathroom, this could make a great in-law suite. There is so much to enjoy in the back yard, the pool, the sweeping views, the large lawn, the outdoor kitchen, and the view deck - truly an ideal place to entertain. There is also a detached guest house measuring just over 200 square feet with it's own 3/4 bathroom and own yard space. Other features include RV parking, dual zone HVAC, concrete tile roof and copper plumbing. Take advantage of this opportunity, there are not many large view lots in La Crescenta like this one.**

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**Glendale CARAVAN June 29, 2022**



**P1-10166**

Open House ID: **378359969**  
 PType/Sub Type  
 Bdr: **3**  
 Sqft: **1711/A**  
 Occupant: **/Owner**  
 Lock Box: **/None**  
 Listing Office: **Keller Williams Realty**  
 LO State License: **01444805**  
 Listing Agent: **Jason Berns**  
 LA State License: **01787757**  
 Open House Type: **Public**  
 Tour Date: **06/29/2022**  
 Attend:

**3438 MONTROSE AVE , LA CRESCENTA 91214**  
 City/Area: **LACR/635**  
 Resi/SFR/D  
 Total Baths: **2**  
 Year Built: **1947/ASR**

SLC: **STD**  
 Garage: **1/Attached**  
 DOM: **4**  
 Refreshments:  
 Drawing:  
 Occupant Phone:

Showing Agent:

Tour Time: **10:00AM-1:00PM**

Virtual OH URL:

Notes:

Public Remarks:

**Join our open house to see this beautiful home in La Crescenta!**

**Welcome to this beautiful La Crescenta home that features 3 bedrooms, 2 bathrooms, spacious living spaces, & a backyard with amazing views. This luxurious property has great curb appeal featuring a well-maintained lawn, a picturesque exterior, a covered porch, flowers & greenery, & a large tree that provides pleasant shade over the front yard. Past the front door, one is struck by the layout of the home which features a living room, dining area, & kitchen. The living room has hardwood floors, solar tube lighting, & crown & base molding which are also consistent in the dining & kitchen. The living room also has a gas-burning fireplace which is perfect for entertaining! The dining area has a modern ceiling fan & windows that showcase the front grounds. The dining room opens to the kitchen which has beautiful granite countertops, a tile backsplash, cabinets, an oversized sink, & stainless-steel appliances. Right off the kitchen, there is a laundry room that has vinyl floors, cabinets, & an LG washer & dryer. The laundry room has two doors, one that leads to the side patio & the other that leads to the attached one-car garage. On the other side of the home sits the three bedrooms & the two bathrooms. The hallway bathroom has modern finishes & has tile floors, quartz countertops, a vanity area, recessed lights, & a tub/shower combo. The primary bedroom has carpet floors, crown & base molding, two sliding door closets, built-in shelves, a ceiling fan, & French doors that lead to the patio area that showcases the stunning views. This is the perfect place to soak in the California sunshine while enjoying the mountain & tree top views. The ensuite bathroom has tile floors, a curved counter with quartz countertops, double sinks, & a glass-enclosed shower with subway tiles. The second bedroom has carpet floors, crown & base molding, a large window, & two closets. The third bedroom towards the back of the home has a closet with double doors & large windows that allow for natural light to come in. In addition, the hallway has a wide closet for storage. There are many things to love about this luxury home, especially the backyard that showcases mountain views, a playset, brick pavers, gardening areas, a side patio, & the private patio deck that is ideal for dining al fresco. This home is in a great neighborhood & nearby excellent schools! You won't want to miss the opportunity to call this La Crescenta home yours!**

Short - Open House

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