

Glendale Caravan || February 15, 2023

Open Houses *Within* The Glendale Area

There are no GAOR Members With an Open House *Outside* The Glendale Area

List ID: **GD23009299**

PT: **Residential 1547 EL MIRADERO AVE, GLENDALE 91201**

Price: **\$1,385,000**



Status:	A	Area:	626	DOM:	2	
Bedrooms:	3	Baths:	3 Sqft: 2211	Lot:	6,146	
View?:	Y		Public	Yr Blt:	1936/PUB	
Property Sub Type:	Single Family Residence					
Open House Type:	Public					
Open House Dt(s):	02/15/2023					
Open House Starts:	10:00AM					
Open House Ends:	1:00PM					
		Pool?:	N			
		Showing Agent:	Vivian Long			
		SLC:	TRUS			
LA:	Vivian Long				LA#:	818-571-0435
LA State License:	00981087				LO#:	818-240-6065
LO:	Remax Optima					
LO State License:	01523748					

Private Remarks: **Dear Agents: if you show after dark, the light switch on your right just inside door will turn on a light. Also, note there is Central Air & Heat downstairs, however the Master Bedroom upstairs is an addition and has a wall air conditioner, and no heat, portable heater needed. Offers will be reviewed beginning 2/21/23 after 3-day holiday, please deliver offers in sealed envelope to my office, do not email. Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection, with appropriate professionals and with governmental entities.**

List ID: **P1-12574**

PT: **Residential 1826 RANSOM ROAD RD, GLENDALE 91201**

Price: **\$4,988,000**



Status:	A	Area:	626	DOM:	1	
Bedrooms:	4	Baths:	5 Sqft: 4769	Lot:	35,174	
View?:	Y		Broker	Yr Blt:	1955/ASR	
Property Sub Type:	Single Family Residence					
Open House Type:	Broker					
Open House Dt(s):	02/15/2023					
Open House Starts:	10:00AM					
Open House Ends:	1:00PM					
		Pool?:				
		Showing Agent:				
		SLC:	STD			
LA:	Michelle Chavoor				LA#:	(310) 995-2404
LA State License:	01933340				LO#:	(626) 205-4040
LO:	COMPASS					
LO State License:	01991628					

Private Remarks: **Property being sold in its present As Is condition. No termite report or corrective work to be a part of the transaction. Seller will not make any repairs or give any monetary credits. Please send offer with direct lender DU approval and proof of funds to michelle.chavoor@compass.com. *FLOOR-PLAN LINKED UNDER DOCUMENTS & PHOTOS. *Broker and broker's agents do not represent or guarantee accuracy of the square footage, bedroom/bathroom count, lot size or lot lines/dimensions, permitted or unpermitted spaces, school boundary lines or eligibility, or other information concerning the conditions or features of the property. Buyer is advised to independently verify the accuracy of all information.***

List ID: **GD23023504**

PT: **Residential 125 W MOUNTAIN ST #314, GLENDALE 91208**

Price: **\$829,000**



Status:	A	Area:	626	DOM:	4	
Bedrooms:	3	Baths:	2 Sqft: 1518	Lot:	36,218	
View?:	Y		Broker	Yr Blt:	1975/ASR	
Property Sub Type:	Condominium					
Open House Type:	Broker					
Open House Dt(s):	02/15/2023					
Open House Starts:	10:00AM					
Open House Ends:	1:00PM					
		Pool?:	N			
		Showing Agent:	Odette Peters			
		SLC:	STD			
LA:	Odette Peters				LA#:	818-281-6039
LA State License:	00879273				LO#:	818-476-3000
LO:	Coldwell Banker Hallmark					
LO State License:	01079007					

Notes: **10**

Directions: **North of Glenoaks East of Central**

Private Remarks:

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List ID: [P1-12619](#)

PT: Residential 1220 RUBERTA AVE, GLENDALE 91201

Price: \$1,199,000



Status: **A** Area: 626
 Bedrooms: **3** Baths: **3** Sqft: **1810**
 View?: **Y** **Public**
 Property Sub Type: **Single Family Residence**
 Open House Type: **Public**
 Open House Dt(s): **02/15/2023**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**

DOM: **4**
 Lot: **8,343**
 Yr Blt: **1929/ASR**
 Parcel Number: **5622026039**
 Open House URL:

Pool?: **N**
 Showing Agent:
 SLC: **STD**

LA: **Cheyenne Wilbur**
 LA State License: [01292401](#)
 LO: **DPP**
 LO State License: [01514230](#)

LA#:
LO#: **(818) 790-1183**

Private Remarks: **Lockbox goes on Saturday, Feb 10, 1pm. Vacant. Go direct.**

List ID: [P1-12533](#)

PT: Residential 1350 CLEVELAND RD, GLENDALE 91202

Price: \$1,298,000



Status: **A** Area: 626
 Bedrooms: **3** Baths: **2** Sqft: **2001**
 View?: **Y** **Broker**
 Property Sub Type: **Single Family Residence**
 Open House Type: **Broker**
 Open House Dt(s): **02/15/2023**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**

DOM: **5**
 Lot: **7,877**
 Yr Blt: **1936/ASR**
 Parcel Number: **5628009004**
 Open House URL:

Pool?: **N**
 Showing Agent:
 SLC: **TRUS**

LA: **Micah Lachtman**
 LA State License: [01754602](#)
 LO: **Coldwell Banker Realty**
 LO State License: [00616212](#)

LA#: **(626) 215-4331**
LO#: **(626) 584-0050**

Private Remarks: **First showings by appointment on 2/10/23 between 11:30am-1pm; Saturday 2/11/23 showings between 10:30am-1pm, Sunday 2/12/23 10am-12pm. Cameras with audio are monitoring the exterior and interior of property. 3rd bedroom is the family room with bar, blueprint available with prior 3-bedroom configuration. Offers, if any, are requested on 2/20/23 at 6pm.**

List ID: [GD23022887](#)

PT: Residential 1538 IRVING AVE, GLENDALE 91201

Price: \$1,395,000



Status: **A** Area: 626
 Bedrooms: **3** Baths: **2** Sqft: **2166**
 View?: **Y** **Broker**
 Property Sub Type: **Single Family Residence**
 Open House Type: **Broker**
 Open House Dt(s): **02/15/2023**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**

DOM: **4**
 Lot: **9,851**
 Yr Blt: **1939/ASR**
 Parcel Number: **5622012006**
 Open House URL:

Pool?: **N**
 Showing Agent: **Craig Farestveit**
 SLC: **STD,TRUS**

LA: **Craig Farestveit**
 LA State License: [00990645](#)
 LO: **Craig Estates & Fine Propertie**
 LO State License: [01790103](#)

LA#:
LO#: **818-790-2192**

Private Remarks: **The basement space does not appear to be included in the assessor sf and measures approximately 300sf.**



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List ID: [PF22194162](#)

PT: Residential 3113 PROSPECT AVE, LA CRESCENTA 91214

Price: **\$985,000**



Status: **A** Area: 635
Bedrooms: **3** Baths: **2** Sqft: **1251**
View?: **Y** **Broker**
Property Sub Type: **Single Family Residence**
Open House Type: **Broker**
Open House Dt(s): **02/15/2023**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**

DOM: **39**
Lot: **7,111**
Yr Blt: **1926/PUB**
Parcel Number: **5801002036**
Open House URL:

Pool?: **N**
Showing Agent: **TRUS**
SLC:

LA: **Peter Bissias**
LA State License: [01991130](#)
LO: **Dilbeck Real Estate**
LO State License: [01345642](#)

LA#: **818-442-1102**
LO#: **818-790-6774**

Private Remarks: **Property sells in an AS-IS condition. No credits will be given for recommended repairs. Building Permits for the Guest House, Home Inspection, Termite, Sewer, Chimney, and Lot Line Inspections and Preliminary Report are provided in the MLS Supplements section. Please review the Offer Guidelines prior to submitting an offer. Repairs have been made to the garage door, second floor landing, and the sewer line was hydro-jet cleaned. There is a two foot encroachment on the eastern boundary that does not affect the parcel square footage. A property line inspection was performed by Orange Coast Title with the inspection map to be found in the Supplements section. Also on the inspection map is an underground storm drain easement on the eastern border of the property. The guest house water heater is non-operational. Video of the service performed to clear out the sewer line is at: <https://www.youtube.com/watch?v=kOoINiuf7sk>.**