

## Glendale Caravan || March 29, 2023

Open Houses *Within* The Glendale Area

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

List ID: [GD23045707](#)

PT: Residential 2330 E GLENOAKS BLVD, GLENDALE 91206

Price: **\$869,000**



Status: **A** Area: 624  
 Bedrooms: **2** Baths: **1** Sqft: **854**  
 View?: **N** **Broker**  
 Property Sub Type: **Single Family Residence**  
 Open House Type: **Broker**  
 Open House Dt(s): **03/29/2023**  
 Open House Starts: **10:00AM**  
 Open House Ends: **1:00PM**

DOM: **7**  
 Lot: **7,068**  
 Yr Blt: **1938/PUB**  
 Parcel Number: **5672023007**  
 Open House URL:

Pool?: **N**  
 Showing Agent: **Amber Gerhardt Serrano**  
 SLC: **STD**

LA: **Amber Gerhardt Serrano**  
 LA State License: [01164794](#)  
 LO: **Dilbeck Real Estate**  
 LO State License: [01345642](#)

LA#:   
 LO#: **818-240-8100**

Private Remarks:

List ID: [P1-13035](#)

PT: Residential 1122 SPAZIER AVE, GLENDALE 91201

Price: **\$949,000**



Status: **A** Area: 626  
 Bedrooms: **2** Baths: **2** Sqft: **1353**  
 View?: **N** **Public**  
 Property Sub Type: **Single Family Residence**  
 Open House Type: **Public**  
 Open House Dt(s): **03/29/2023**  
 Open House Starts: **10:00AM**  
 Open House Ends: **1:00PM**

DOM: **0**  
 Lot: **6,128**  
 Yr Blt: **1923**  
 Parcel Number: **5621032002**  
 Open House URL:

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

LA: **Adam Bray-Ali**  
 LA State License: [01859026](#)  
 LO: **Coldwell Banker Realty**  
 LO State License: [00616212](#)

LA#: **(213) 399-1940**  
 LO#: **(626) 449-5222**

Private Remarks: **Note that Google Maps seems to be taking people to the Alley. I've tried to fix that but you'll need to be aware. First Showings on Wednesday morning from 10am-1pm as part of the Glendale Caravan. Will be on Supra afterwards and extremely easy to show. Sellers are motivated, property is clean and we are ready to open escrow. Prelim title work with Provident Title, NHD with AHS and Escrow with Arroyo Village Escrow. Realist shows home measurements of 1,200 square feet, Home taped at 1,353. City zoning in Glendale appears to allow for 2 units in addition to the ADU options for a total of 4 units on the property. Please confirm with the city if your client intends to build. One of the owners is a licensed California Real Estate Broker.**

List ID: [GD23050389](#)

PT: Residential 1519 MAJESTIC WAY, GLENDALE 91207

Price: **\$1,950,000**



Status: **A** Area: 627  
 Bedrooms: **3** Baths: **3** Sqft: **2617**  
 View?: **Y** **Broker**  
 Property Sub Type: **Single Family Residence**  
 Open House Type: **Broker**  
 Open House Dt(s): **03/29/2023**  
 Open House Starts: **10:00AM**  
 Open House Ends: **1:00PM**

DOM: **0**  
 Lot: **8,132**  
 Yr Blt: **1936/ASR**  
 Parcel Number: **5650023007**  
 Open House URL:

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

LA: **Steven Park**  
 LA State License: [01995277](#)  
 LO: **Keller Williams R. E. Services**  
 LO State License: [01434190](#)

LA#: **818-859-8669**  
 LO#: **818-432-3200**

Private Remarks: **Information not verified or guaranteed. Some features may be without permits. Broker and Agents have not and will not investigate or verify information provided by third parties. Buyer is advised to conduct all desired investigations, and any other matters concerning the Property, with qualified professionals. Some rooms have been virtually staged. Please submit all offers with POF and Pre.qual. Offers will be reviewed as they come in, but no responses will be given until 4/6/23**



## Glendale Caravan || March 29, 2023

Open Houses **Within** The Glendale Area

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List ID: [23242951](#)

PT: Residential 861 CAVANAGH RD, GLENDALE 91207

Price: **\$2,495,000**



Status: **A** Area: 627  
Bedrooms: **3** Baths: **3** Sqft: **3285**  
View?: **Y** **Public**  
Property Sub Type: **Single Family Residence**  
Open House Type: **Public**  
Open House Dt(s): **03/29/2023**  
Open House Starts: **10:00AM**  
Open House Ends: **1:00PM**

DOM: **6**  
Lot: **8,115**  
Yr Blt: **1931**  
Parcel Number: **5649019005**  
Open House URL:

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

LA: **Benjamin Stewart-Kruger**  
LA State License: [01904455](#)  
LO: **Hilton & Hyland**  
LO State License: [01160681](#)

LA#: **310-600-4500**  
LO#: **310-278-3311**

Private Remarks: **First showings Saturday, March 25th during open house 1 pm to 4 pm. Public Record references that the building is 3,037 square feet. The source for TheMLS Building/Living Area square footage was provided by Arcdimension, a third-party vendor, which measured the building square footage at 3,285 square feet. Broker does not guarantee the accuracy of the information provided. Buyer is advised to independently verify the accuracy of this information through personal inspection, building permits or with appropriate professionals (i.e. appraiser, architect, contractor). Any independent measurement or investigation should be completed on or before the removal of Buyer's Investigation contingency.**