

Glendale Caravan || April 26, 2023

Open Houses **Within** The Glendale Area

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

List ID: [23260535](#)

PT: Residential 302 W LORAIN ST #1, GLENDALE 91202

Price: **\$819,000**



Status: **A** Area: 626
 Bedrooms: **2** Baths: **3** Sqft: **1224**
 View?: **N** **Broker**
 Property Sub Type: **Townhouse**
 Open House Type: **Broker**
 Open House Dt(s): **04/26/2023**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**

DOM: **5**
 Lot: **11,790**
 Yr Blt: **1986**
 Parcel Number: **5633010086**
 Open House URL:

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

LA: **David Robles**
 LA State License: [01134528](#)
 LO: **eXp Realty of California Inc**
 LO State License:

LA#: **213-712-4343**
 LO#: **888-584-9427**

Private Remarks: **First showings at open house Saturday 4/22 and Sunday 4/23 1-4PM Broker's Open Wednesday 4/26 10-1 and open the following weekend Saturday 4/29 and Sunday 4/30 1-4PM Offer due date is Monday 5/1 however seller reserves the right to accept an offers prior to the due date. Buyers must cross qualify with Tadeh Mangasarian of Guaranteed Rate 818-903-2439 Water softener is leased and excluded unless buyer takes over lease. Please send offers to offers@thinkrealestategroup.com**

List ID: [23263569](#)

PT: Residential 1562 THE MIDWAY ST, GLENDALE 91208

Price: **\$789,000**



Status: **A** Area: 627
 Bedrooms: **2** Baths: **1** Sqft: **807**
 View?: **N** **Public**
 Property Sub Type: **Single Family Residence**
 Open House Type: **Public**
 Open House Dt(s): **04/26/2023**
 Open House Starts: **10:00AM**
 Open House Ends: **12:00PM**

DOM: **0**
 Lot: **3,382**
 Yr Blt: **1940/ASR**
 Parcel Number: **5652006027**
 Open House URL:

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

LA: **Vanessa Yan**
 LA State License: [01418060](#)
 LO: **Soulful Abode Los Angeles**
 LO State License: [01418060](#)

LA#: **310-259-4381**
 LO#: **310-259-4381**

Private Remarks: **Please try to make any of the 4 open houses: Wed 4/26, 10-12PM, Thur 4/27, 11-1PM, Sat 4/29, 1-4PM, Sun 4/30, 1-4PM. Email for showings outside of these times. Offers will be reviewed upon receipt. Public records shows 777 sq ft but taped at 807 sq ft. Buyer to investigate all information including school eligibility.**

List ID: [23262439](#)

PT: Residential 958 E MOUNTAIN ST, GLENDALE 91207

Price: **\$2,195,000**



Status: **A** Area: 627
 Bedrooms: **4** Baths: **3** Sqft: **2746**
 View?: **N** **Broker**
 Property Sub Type: **Single Family Residence**
 Open House Type: **Broker**
 Open House Dt(s): **04/26/2023**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**

DOM: **1**
 Lot: **7,660**
 Yr Blt: **1926**
 Parcel Number: **5646002005**
 Open House URL:

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

LA: **David Robles**
 LA State License: [01134528](#)
 LO: **eXp Realty of California Inc**
 LO State License:

LA#: **213-712-4343**
 LO#: **888-584-9427**

Private Remarks: **Offers are due Tuesday, May 2nd. Send offers to offers@thinkrealestategroup.com**

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Open Houses *Within* The Glendale Area

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List ID: [GD23068668](#)

PT: Residential 1440 TORRES DR, GLENDALE 91207

Price: **\$1,895,000**



Status: **A** Area: 627
 Bedrooms: **3** Baths: **3** Sqft: **2640**
 View?: **Y** **Broker**
 Property Sub Type: **Single Family Residence**
 Open House Type: **Broker**
 Open House Dt(s): **04/26/2023**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**

DOM: **1**
 Lot: **14,135**
 Yr Blt: **1951/ASR**
 Parcel Number: **5650026015**
 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#: **818-790-2192**

Private Remarks:

List ID: [P1-13325](#)

PT: Residential 2686 BOGUE DR, GLENDALE 91208

Price: **\$1,549,000**



Status: **A** Area: 627
 Bedrooms: **2** Baths: **3** Sqft: **1997**
 View?: **Y** **Public**
 Property Sub Type: **Single Family Residence**
 Open House Type: **Public**
 Open House Dt(s): **04/26/2023**
 Open House Starts: **10:00AM**
 Open House Ends: **2:00PM**

DOM: **4**
 Lot: **8,095**
 Yr Blt: **1963**
 Parcel Number: **5654030024**
 Open House URL:

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

LA: **Jason Winicki**
 LA State License: **01891204**
 LO: **COMPASS**
 LO State License: **01991628**

LA#: **(818) 731-3601**

LO#: **(626) 205-4040**

Private Remarks: **Submit offers via email to Jason Winicki at jason.winicki@compass.com. Offer packages to include RPA, POF, & Lender Pre-Approval Letter(All in one PDF). Property is being sold As-Is, Seller's will make no repairs and issue no credits or concessions. All listing information deemed reliable but not guaranteed. Buyer and Buyer's Agent is advised to independently investigate all aspects of the property (including but not limited to, permits and uses, bed/bath counts, square footage, schools and their enrollment availability), verify the accuracy of all information provided through personal inspection & with appropriate professionals to Buyer's satisfaction.**

List ID: [23242951](#)

PT: Residential 861 CAVANAGH RD, GLENDALE 91207

Price: **\$2,295,000**



Status: **A** Area: 627
 Bedrooms: **3** Baths: **3** Sqft: **3285**
 View?: **Y** **Broker**
 Property Sub Type: **Single Family Residence**
 Open House Type: **Broker**
 Open House Dt(s): **04/26/2023**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**

DOM: **34**
 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.**



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List ID: [SR23062903](#)

PT: Residential 234 N KENWOOD ST N #203, GLENDALE 91206

Price: **\$679,250**



Status: **A** Area: 628
Bedrooms: **2** Baths: **2** Sqft: **1235**
View?: **Y** Broker
Property Sub Type: **Condominium**
Open House Type: **Broker**
Open House Dt(s): **04/26/2023**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**

DOM: **0**
Lot: **22,411**
Yr Blt: **1975/ASR**
Parcel Number: **5642017054**
Open House URL:

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

LA: **Monica Vacas**
LA State License: [00927207](#)
LO: **Re/MAX One**
LO State License: [00965994](#)

LA#: **818-953-7477**

LO#: **818-708-6300**

Private Remarks: **Trust Sale. Limited disclosures. Unit will be available for showings after 04/26/2023. Same owner for 23 years. Needs upgrades. All offers will be reviewed after Open House on 04/30/2023. Please submit all offers with full UW approval, FICO score and proof of funds. Buyer to cross qualify with Sellers lender - no exceptions. Any questions, call listing agent Monica Vacas (818) 953-7477.**