

## Glendale Caravan || May 17, 2023

Open Houses *Within* The Glendale Area

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

List ID: [BB23083628](#)

PT: Residential 2126 EASTEDGE DR, GLENDALE 91206

Price: **\$1,450,000**



Status: **A** Area: 624  
 Bedrooms: **4** Baths: **2** Sqft: **1985** DOM: **1**  
 View?: **Y** Broker Lot: **16,768**  
 Property Sub Type: **Single Family Residence** Yr Blt: **1964/ASR**  
 Open House Type: **Broker** Parcel Number: **5663006034**  
 Open House Dt(s): **05/17/2023** Open House URL:  
 Open House Starts: **10:00AM** Pool?: **Y**  
 Open House Ends: **1:00PM** Showing Agent: **Susan Featherly**  
 SLC: **TRUS**

LA: **Susan Featherly** LA#: **818-823-7443**  
 LA State License: [01445745](#)  
 LO: **Better Homes and Gardens Real Estate Town Center** LO#: **818-848-2888**  
 LO State License: [01957525](#)

Private Remarks: **Email all offers to HomesByPeter.Susan@gmail.com**

List ID: [23268930](#)

PT: Residential 1337 RUBERTA AVE, GLENDALE 91201

Price: **\$1,595,000**



Status: **A** Area: 626 DOM: **1**  
 Bedrooms: **4** Baths: **3** Sqft: **2218** Lot: **10,524**  
 View?: **N** Public Yr Blt: **1929**  
 Property Sub Type: **Single Family Residence** Parcel Number: **5622021010**  
 Open House Type: **Public** Open House URL:  
 Open House Dt(s): **05/17/2023** Pool?: **Y**  
 Open House Starts: **10:00AM** Showing Agent: **STD**  
 Open House Ends: **1:00PM** SLC:

LA: **David Robles** LA#: **213-712-4343**  
 LA State License: [01134528](#)  
 LO: **eXp Realty of California Inc** LO#: **888-584-9427**  
 LO State License:

Private Remarks: **Brokers Caravan Tuesday 5/16 11-2PM and Wednesday 5/17 10-1PM Open House Saturday and Sunday 5/20 and 5/21 1-5PM Twilight Open Houses Thursday and Friday 5/18 and 5/19 5-7PM. Offers due Tuesday 5/23. Text Dave Robles for private showings 213-712-4343. Supra with CBS code also available. Text Dave Robles for code.**

List ID: [BB23066747](#)

PT: Residential 1406 GRAYNOLD AVE, GLENDALE 91202

Price: **\$1,299,000**



Status: **A** Area: 626 DOM: **1**  
 Bedrooms: **3** Baths: **2** Sqft: **1610** Lot: **8,927**  
 View?: **Y** Public Yr Blt: **1932/PUB**  
 Property Sub Type: **Single Family Residence** Parcel Number: **5628002017**  
 Open House Type: **Public** Open House URL:  
 Open House Dt(s): **05/17/2023** Pool?: **N**  
 Open House Starts: **10:00AM** Showing Agent: **Lisa Bethel**  
 Open House Ends: **1:00PM** SLC: **STD,TRUS**

LA: **Lisa Bethel** LA#: **818-319-5060**  
 LA State License: [02046953](#)  
 LO: **Keller Williams Realty World Media Center** LO#: **818-239-3500**  
 LO State License: [01521876](#)

Private Remarks: **FIRST SHOWINGS AT OPEN HOUSE WED 5/17 from 10 am - 1pm 1). The sunroom is an additional 300+ square feet per the appraiser (Nov 2022). Per city, the sunroom is currently permitted for a covered patio; however, sunroom was present when sellers purchased over 30 years ago and have documentation from July 1979 indicating compliance with City of Glendale. 2). Sellers had pre-MLS termite inspection done, had subterranean termite remediation work performed, and have clearance report. 3). Sellers had retrofitting inspection and clearance done pre-market as well. 4). There is a downstairs utility basement located off the kitchen. 5). One of the owners passed away on the property from natural causes in Dec 2021. 6). Accepted Buyer to cross qualify with Jobe Whelan at: [jobe@houseamericafinancial.com](mailto:jobe@houseamericafinancial.com) Buyer is advised to independently investigate all aspects of the property and verify accuracy of the information with appropriate professionals to Buyer's satisfaction. ADDITIONAL OPEN HOUSES: Thurs, May 18th from 10 am - 1pm; Sat, May 20th from 1-4 pm; Sun, May 21st from 2-5 pm**

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Open Houses **Within** The Glendale Area

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List ID: [23269063](#)

PT: Residential 1253 N CEDAR ST, GLENDALE 91207

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



Status:	<b>A</b>	Area:	627	DOM:	<b>5</b>	
Bedrooms:	<b>4</b>	Baths:	<b>4</b> Sqft: <b>2740</b>	Lot:	<b>7,249</b>	
View?:	<b>Y</b>		<b>Public</b>	Yr Blt:	<b>1929</b>	
Property Sub Type:	<b>Single Family Residence</b>					
Open House Type:	<b>Public</b>					
Open House Dt(s):	<b>05/17/2023</b>					
Open House Starts:	<b>10:00AM</b>					
Open House Ends:	<b>1:00PM</b>					
		Pool?:	<b>N</b>			
		Showing Agent:	<b>STD</b>			
		SLC:	<b>STD</b>			
LA:	<b>Alyssa Valentine</b>				LA#:	<b>310-428-7751</b>
LA State License:	<b><a href="#">01517618</a></b>				LO#:	<b>626-205-4040</b>
LO:	<b>Compass</b>					
LO State License:	<b><a href="#">01991628</a></b>					

Private Remarks: **Open: Sat, 5/13 from 2-4pm; Sun, 5/14 from 2-4pm; Wed, 5/17 from 10-1pm; Thur, 5/18 from 5:30-7pm; Sun, 5/21 from 2-5pm. Home is occupied by a family, so showings during the opens are appreciated. Please email hello@localregroup.com for offer guidelines and with questions. Floor plan is uploaded to Docs. Offers will be forwarded upon receipt, seller intends to respond to offers after Tue, 5/23 at 10 am. Main home measured by Floorplandrawings.com at 2,740 sqft. Garage converted to Home Theater for an additional 365 sqft. Buyer 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 o**

List ID: [P1-13559](#)

PT: Residential 1742 EL RITO AVE, GLENDALE 91208

Price: **\$1,489,000**



Status:	<b>A</b>	Area:	627	DOM:	<b>6</b>	
Bedrooms:	<b>4</b>	Baths:	<b>4</b> Sqft: <b>2282</b>	Lot:	<b>5,498</b>	
View?:	<b>N</b>		<b>Public</b>	Yr Blt:	<b>1937/ASR</b>	
Property Sub Type:	<b>Single Family Residence</b>					
Open House Type:	<b>Public</b>					
Open House Dt(s):	<b>05/17/2023</b>					
Open House Starts:	<b>10:00AM</b>					
Open House Ends:	<b>2:00PM</b>					
		Pool?:	<b>N</b>			
		Showing Agent:	<b>STD</b>			
		SLC:	<b>STD</b>			
LA:	<b>Steven Kuhn</b>				LA#:	<b>(818) 957-4899</b>
LA State License:	<b><a href="#">01237314</a></b>				LO#:	<b>(818) 249-9161</b>
LO:	<b>Anderson Ballard Companies</b>					
LO State License:	<b><a href="#">01927955</a></b>					

Private Remarks: **First showings Saturday open house, 1-5. NO Showings on Mothers Day! Appointment only, property is occupied. House was taken down to stud's in 2013. Upstairs is built with SIPs Structural Insulated Panels)**