

## Glendale Caravan || June 21, 2023

Open Houses *Within* The Glendale Area

There is one GAOR Member With an Open House *Outside* The Glendale Area

List ID: [PF23079056](#)

PT: Residential 1613 HIGHLAND AVE, GLENDALE 91202

Price: **\$1,395,000**



Status: **A** Area: 626  
 Bedrooms: **2** Baths: **2** Sqft: **2074**  
 View?: **Y** Broker  
 Property Sub Type: **Single Family Residence**  
 Open House Type: **Broker**  
 Open House Dt(s): **06/21/2023**  
 Open House Starts: **10:00AM**  
 Open House Ends: **1:00AM**

DOM: **1**  
 Lot: **7,747**  
 Yr Blt: **1959/ASR**  
 Parcel Number: **5629017002**  
 Open House URL:

Pool?: **N**  
 Showing Agent: **Diana Tyson**  
 SLC: **STD,TRUS**

LA: **Diana Tyson** LA#: **818-625-5221**  
 LA State License: [02024931](#)  
 LO: **Keller Williams Real Estate Services** LO#: **818-790-0048**  
 LO State License: [01434190](#)

Private Remarks: **The owner died of natural causes in the home in October 2022. This is a trust sale; sold as is, with no warranties/guarantees made, and no concessions or repairs. Seller and/or seller's agent make no representation as to room size, lot size, etc. Buyer to verify with appropriate entities to satisfy self. Please submit offers in one PDF, including RPA, Proof of Funds (within last 30 days) and Pre-Approval to dianatyson@kw.com**

List ID: [23281041](#)

PT: Residential 1235 CORDOVA AVE, GLENDALE 91207

Price: **\$1,795,000**



Status: **A** Area: 627  
 Bedrooms: **4** Baths: **2** Sqft: **2460**  
 View?: **Y** Broker  
 Property Sub Type: **Single Family Residence**  
 Open House Type: **Broker**  
 Open House Dt(s): **06/21/2023**  
 Open House Starts: **10:00AM**  
 Open House Ends: **1:00PM**

DOM: **1**  
 Lot: **5,685**  
 Yr Blt: **1929**  
 Parcel Number: **5646001027**  
 Open House URL:

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

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: **Open Houses Tuesday 6/20 brokers open 11-2PM Wednesday 6/21 Brokers open 10-1PM Thursday 6/22 open house 5-7PM Saturday and Sunday 6/24 and 6/25 1-5PM Offer due date Tuesday 6/27. Seller reserves the right to accept an offer prior to offer date. Submit all offers to offers@thinkrealestategroup.com and dave@daverobles.com**

List ID: [PF23071435](#)

PT: Residential 3200 MENLO DR, GLENDALE 91208

Price: **\$2,099,000**



Status: **A** Area: 627  
 Bedrooms: **5** Baths: **5** Sqft: **3426**  
 View?: **Y** Public  
 Property Sub Type: **Single Family Residence**  
 Open House Type: **Public**  
 Open House Dt(s): **06/21/2023**  
 Open House Starts: **10:00AM**  
 Open House Ends: **1:00PM**

DOM: **53**  
 Lot: **6,196**  
 Yr Blt: **1924/ASR**  
 Parcel Number: **5613017003**  
 Open House URL:

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

LA: **Alexander Gingrich** LA#: **818-919-0159**  
 LA State License: [01797428](#)  
 LO: **Dilbeck Real Estate** LO#: **818-790-6774**  
 LO State License: [01345642](#)

Private Remarks: **House measured by REST at 3,426 SF, tax record shows 3,350. Option to purchase the adjacent vacant lot for an additional \$195,000, this would provide extra flat land to expand the yard, perhaps install a pool, or perhaps build another home. If buyer decides to purchase adjacent vacant lot then total lot size is 13,264. The house is currently not staged.**

## Glendale Caravan || June 21, 2023

List ID: **GD23097739**

PT: **Residential 1458 ROYAL BLVD, GLENDALE 91207**

Price: **\$2,850,000**



Status: **A** Area: 627  
 Bedrooms: **4** Baths: **6** Sqft: **3965** DOM: **2**  
 View?: **Y** **Broker** Lot: **12,348**  
 Property Sub Type: **Single Family Residence** Yr Blt: **1929/ASR**  
 Open House Type: **Broker** Parcel Number: **5650012003**  
 Open House Dt(s): **06/21/2023** Open House URL:  
 Open House Starts: **10:00AM**  
 Open House Ends: **1:00PM** Pool?: **Y**  
 Showing Agent: **Leanne Reynolds**  
 SLC: **STD**

LA: **Leanne Reynolds** LA#: **818-731-9300**  
 LA State License: **01423890**  
 LO: **eXp Realty of California Inc** LO#: **888-584-9427**  
 LO State License: **01878277**

Private Remarks: **Neither seller nor agent has verified square footage of home or lot, buyer to verify and satisfy. 4 chimneys sold as is, seller does not know of any defects and has recent chimney inspection report. Seller completed new roof over home & garage prior to sale. NOTE: no grassy yard in rear, only front lawn.**

List ID: **GD23100084**

PT: **Residential 2911 OAKENDALE PL, GLENDALE 91214**

Price: **\$2,349,000**



Status: **A** Area: 635  
 Bedrooms: **4** Baths: **5** Sqft: **2619** DOM: **12**  
 View?: **N** **Public** Lot: **7,429**  
 Property Sub Type: **Single Family Residence** Yr Blt: **1945/ASR**  
 Open House Type: **Public** Parcel Number: **5617004033**  
 Open House Dt(s): **06/21/2023** Open House URL:  
 Open House Starts: **10:00AM**  
 Open House Ends: **1:00PM** Pool?: **N**  
 Showing Agent: **Sofia Osmanian**  
 SLC: **STD**

LA: **Sofia Osmanian** LA#: **818-207-6041**  
 LA State License: **02068147**  
 LO: **Arsen Sevoian** LO#: **818-616-3000**  
 LO State License: **01968852**

Private Remarks: **24 hour notice prior to showing. Appointment only. First showing Saturday June 10th, 1-5pm. Text/call Sofia 818.207.6041. Email offers to sofia@recagents.com. Buyer and buyers agent/broker are advised to verify all listed information themselves. Standard sale, sold AS IS, no warranties/guarantees made. Selling Broker/agent and seller do not guarantee accuracy of square footage, lot size, zoning, rent control, permits, use code, schools and/or other information concerning the conditions or features of a property provided by the seller or obtained by public records or other sources. It is Buyers sole responsibility to perform their investigations and satisfy themselves.**

List ID: **P1-14038**

PT: **Residential 10214 ODELL AVE, SUNLAND 91040**

Price: **\$949,000**



Status: **A** Area: 659  
 Bedrooms: **3** Baths: **2** Sqft: **1935** DOM: **1**  
 View?: **Y** **Public** Lot: **6,572**  
 Property Sub Type: **Single Family Residence** Yr Blt: **1947/ASR**  
 Open House Type: **Public** Parcel Number: **2560028016**  
 Open House Dt(s): **06/21/2023** Open House URL:  
 Open House Starts: **10:00AM**  
 Open House Ends: **1:00PM** Pool?: **N**  
 Showing Agent: **STD**  
 SLC: **STD**

LA: **Eddie Ramirez** LA#: **(818) 421-7393**  
 LA State License: **01912187**  
 LO: **DPP** LO#: **(626) 683-0777**  
 LO State License: **01514230**

Private Remarks: **Showings begin with June 21st Caravan. Buyers/Buyers' Agent are advised to independently investigate all aspects of the property (including but not limited to permits and uses, bed/bath counts, lot boundaries, square footage, schools, and their enrollment availability) and verify the accuracy of all information provided through personal inspection & with appropriate professionals to Buyer's satisfaction. If you are submitting an offer, include the current RPA, Pre-Approval, Proof of Funds, and if you are removing any contingencies, include contingency removal form. Please submit your offer in a SINGLE pdf to eddieramirezhomes@gmail.com.**

## Outside The Glendale Area

List ID: **GD23087061**

PT: **Residential Income 1445 YOSEMITE DR, EAGLE ROCK 90041**

Price: **\$1,190,000**



Status: **A** Area: 618  
 Bedrooms: **3** Baths: **3** Sqft: **Public** DOM: **33**  
 View?: **Y** **Public** Lot: **7,316**  
 Property Sub Type: **Duplex** Yr Blt: **1949/ASR**  
 Open House Type: **Public** Parcel Number: **5690017008**  
 Open House Dt(s): **06/21/2023** Open House URL:  
 Open House Starts: **10:00AM**  
 Open House Ends: **2:00PM** Pool?: **N**  
 Showing Agent: **Sonia Medina**  
 SLC: **STD**

LA: **Sonia Medina** LA#: **2134348434**  
 LA State License: **00833743**  
 LO: **RM Realty** LO#: **323-223-1072**  
 LO State License: **01492448**

Private Remarks: