

## Glendale Caravan || July 12, 2023

Open Houses **Within** The Glendale Area

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

List ID: [GD23118447](#)

PT: Residential 3772 SAN AUGUSTINE DR, GLENDALE 91206

Price: **\$2,395,000**



Status:	<b>A</b>	Area:	624	DOM:	<b>6</b>
Bedrooms:	<b>4</b>	Baths:	<b>5</b> Sqft: <b>2830</b>	Lot:	<b>29,560</b>
View?:	<b>Y</b>		<b>Public</b>	Yr Blt:	<b>1969/ASR</b>
Property Sub Type:	<b>Single Family Residence</b>		Parcel Number:	<b>5660029060</b>	
Open House Type:	<b>Public</b>		Open House URL:		
Open House Dt(s):	<b>07/12/2023</b>		Pool?:	<b>Y</b>	
Open House Starts:	<b>10:00AM</b>		Showing Agent:	<b>Artin Ghassemian</b>	
Open House Ends:	<b>1:00PM</b>		SLC:	<b>STD</b>	
LA:	<b>Artin Ghassemian</b>		LA#:	<b>818-502-1750</b>	
LA State License:	<a href="#">01344451</a>		LO#:	<b>818-502-1750</b>	
LO:	<b>Berkshire Realty Inc.</b>				
LO State License:	<a href="#">01978327</a>				

Private Remarks: **Please DO NOT submit an offer prior to having received and reviewed reports and disclosures. Offers deadline is Tuesday July 18th at noon. See attached Showing and Offer Guidelines. House is on APN 5660-029-060. APN 5660-029-050 and 5660-029-053 are also included in sale for total of 29,560 sq ft stated. House measured by REST at 2,830 SF, tax record shows 2,630 SF. Reports and disclosures are available, please email me at arting@yahoo.com to receive them. Please park on the street and walk down private single lane road during open houses. All information is deemed reliable but not guaranteed, Seller nor Agent have verified any information and with all aspects of the house, buyer and buyer's agent to inspect all matters. Listing agent is related to seller.**

List ID: [GD23118474](#)

PT: Residential 1050 AVONOA, GLENDALE 91206

Price: **\$1,995,000**



Status:	<b>A</b>	Area:	624	DOM:	<b>4</b>
Bedrooms:	<b>5</b>	Baths:	<b>3</b> Sqft: <b>2676</b>	Lot:	<b>10,702</b>
View?:	<b>Y</b>		<b>Broker</b>	Yr Blt:	<b>1964/ASR</b>
Property Sub Type:	<b>Single Family Residence</b>		Parcel Number:	<b>5665007018</b>	
Open House Type:	<b>Broker</b>		Open House URL:		
Open House Dt(s):	<b>07/12/2023</b>		Pool?:	<b>Y</b>	
Open House Starts:	<b>10:00AM</b>		Showing Agent:	<b>Craig Farestveit</b>	
Open House Ends:	<b>1:00PM</b>		SLC:	<b>TRUS</b>	
LA:	<b>Craig Farestveit</b>		LA#:		
LA State License:	<a href="#">00990645</a>		LO#:	<b>818-790-2192</b>	
LO:	<b>Craig Estates &amp; Fine Propertie</b>				
LO State License:	<a href="#">01790103</a>				

Private Remarks: **This is a trust sale that does not require court confirmation. As a trust sale, the subject property is being sold in its present "as-is" condition and no credits of any kind will be provided by the Seller. As of July 11th, agents can request a copy of the pre-inspections by emailing Bianca@craigstates.com and making said request. Just a couple of notes: (1) the HOA fee is \$100 a year, NOT per month. (2) The house measured at 2,782sf - but the measured square footage included the bonus area off the primary suite. (3) The due date for offers will be posted on the MLS by July 13th. Thank you.**

List ID: [23287917](#)

PT: Residential Lease 1423 VIRGINIA AVE, GLENDALE 91202

Price: **\$5,800**



Status:	<b>A</b>	Area:	626	DOM:	<b>4</b>
Bedrooms:	<b>3</b>	Baths:	<b>2</b> Sqft: <b>1968</b>	Lot:	<b>15,072</b>
View?:	<b>N</b>		<b>Public</b>	Yr Blt:	<b>1932</b>
Property Sub Type:	<b>Single Family Residence</b>		Parcel Number:	<b>5634006021</b>	
Open House Type:	<b>Public</b>		Open House URL:		
Open House Dt(s):	<b>07/12/2023</b>		Pool?:	<b>N</b>	
Open House Starts:	<b>10:00AM</b>		Showing Agent:		
Open House Ends:	<b>1:00PM</b>		SLC:		
LA:	<b>Rick Ziegler</b>		LA#:	<b>310-577-9709</b>	
LA State License:	<a href="#">02166208</a>		LO#:	<b>323-665-5841</b>	
LO:	<b>Coldwell Banker Realty</b>				
LO State License:	<a href="#">00616212</a>				

Private Remarks: **Back unit is fenced and occupied. \$200 monthly credit for utilities.**

## Glendale Caravan || July 12, 2023

Open Houses *Within* The Glendale Area

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

List ID: [GD23114869](#)

PT: Residential 1154 GENEVA ST, GLENDALE 91207

Price: **\$1,049,000**



Status: **A** Area: 627  
 Bedrooms: **3** Baths: **1** Sqft: **1494**  
 View?: **N** Broker  
 Property Sub Type: **Single Family Residence**  
 Open House Type: **Broker**  
 Open House Dt(s): **07/12/2023**  
 Open House Starts: **10:00AM**  
 Open House Ends: **1:00PM**

DOM: **0**  
 Lot: **6,300**  
 Yr Blt: **1927/ASR**  
 Parcel Number: **5647023003**  
 Open House URL:

Pool?: **N**  
 Showing Agent: **Aida Sarkissian**  
 SLC: **STD,TRUS**

LA: **Aida Sarkissian**  
 LA State License: **01280228**  
 LO: **Dilbeck Real Estate**  
 LO State License: **01345642**

LA#: **818-618-8082**  
 LO#: **818-240-8100**

Private Remarks: **Please CALL/TEXT Aida Sarkissian AT 818-618-8082 prior to showings. Brokers open Wednesday 07/12 10:00- 1:00 PM, Public open house SAT 07/15 1:00-4:00 PM, SUNDAY 07/16 1:00-4:00 PM. All offers are due Tuesday 07/18 by 5:00 PM. This is a standard Trust sale. Email any and all offers to homesbyaida@gmail.com. Seller may request buyers to cross qualify ( with no obligation ) with their lender of choice. All MLS information is deemed reliable however, agent and Broker do not guarantee or warranty the accuracy. Buyers and buyers agent are advised to do their own investigations in all aspects, including number of bedrooms, bath, square footage and lot size with local municipalities and satisfy themselves with findings. Please make sure to lock doors and turn the lights off. Washer and dryer are included without warranty. Thank you for showing!**

List ID: [P1-14208](#)

PT: Residential Income 1133 N VERDUGO RD, GLENDALE 91206

Price: **\$1,499,000**



Status: **A** Area: 627  
 Bedrooms: **3** Baths: **0** Sqft:  
 View?: **N** Broker  
 Property Sub Type: **Triplex**  
 Open House Type: **Broker**  
 Open House Dt(s): **07/12/2023**  
 Open House Starts: **10:00AM**  
 Open House Ends: **1:00PM**

DOM: **5**  
 Lot: **7,237**  
 Yr Blt: **1958/ASR**  
 Parcel Number: **5646017009**  
 Open House URL:

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

LA: **Armen Sarkissian**  
 LA State License: **01242603**  
 LO: **Berkshire Hathaway HomeServices California Properties**  
 LO State License: **01317331**

LA#: **(626) 695-2808**  
 LO#: **(626) 440-5100**

Private Remarks: **Drive by only, offers subject to inspection. Rear unit will be available to tour during Glendale Broker Caravan on Wed, July 12 from 10am-1pm. Offers will be reviewed beginning Tuesday, July 18th at 11am.**

List ID: [PF23124101](#)

PT: Residential 3112 COMMUNITY AVE, LA CRESCENTA 91214

Price: **\$1,398,000**



Status: **A** Area: 635  
 Bedrooms: **4** Baths: **2** Sqft: **1574**  
 View?: **Y** Broker  
 Property Sub Type: **Single Family Residence**  
 Open House Type: **Broker**  
 Open House Dt(s): **07/12/2023**  
 Open House Starts: **10:00AM**  
 Open House Ends: **1:00PM**

DOM: **0**  
 Lot: **6,671**  
 Yr Blt: **1947/PUB**  
 Parcel Number: **5801002014**  
 Open House URL:

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

LA: **Tina Amirkhanyan**  
 LA State License: **02196507**  
 LO: **Berkshire Hathaway Home Services Golden Properties**  
 LO State License: **02029658**

LA#: **8184899583**  
 LO#: **626-797-7622**

Private Remarks: **Please do not disturb occupants. It is supra but by appointment only. Please email agent at Tina@bhhsgolden.com or call/text directly 8184899583 along with your business card for verification purposes.**

GAOR Member With Open Houses **Outside** The Glendale Area

List ID: [GD23121954](#)

PT: Residential 1027 E CYPRESS AVE, BURBANK 91501

Price: **\$1,999,999**



Status:	<b>A</b>	Area:	610	DOM:	<b>1</b>
Bedrooms:	<b>3</b>	Baths:	<b>4</b> Sqft: <b>2406</b>	Lot:	<b>8,100</b>
View?:	<b>Y</b>	Broker:		Yr Blt:	<b>1937/ASR</b>
Property Sub Type:	<b>Single Family Residence</b>			Parcel Number:	<b>2470015016</b>
Open House Type:	<b>Broker</b>			Open House URL:	
Open House Dt(s):	<b>07/12/2023</b>			Pool?:	<b>Y</b>
Open House Starts:	<b>10:00AM</b>			Showing Agent:	<b>Roobik Ovanesian</b>
Open House Ends:	<b>1:00PM</b>			SLC:	<b>STD</b>
LA:	<b>Roobik Ovanesian</b>			LA#:	
LA State License:	<b>00997117</b>			LO#:	<b>818-550-0760</b>
LO:	<b>Cranbrook Realty Corp.</b>				
LO State License:	<b>01338809</b>				

Private Remarks: **Shown by Appointment only**