

## Glendale Caravan || July 19, 2023

Open Houses *Within* The Glendale Area

There are NO GAOR Member With an Open House *Outside* The Glendale Area

List ID: [GD23124157](#)

PT: Residential 1462 BELLEAU RD, GLENDALE 91206

Price: **\$2,499,000**



Status: **A** Area: 624  
 Bedrooms: **4** Baths: **3** Sqft: **2862**  
 View?: **Y** **Public**  
 Property Sub Type: **Single Family Residence**  
 Open House Type: **Public**  
 Open House Dt(s): **07/19/2023**  
 Open House Starts: **10:00AM**  
 Open House Ends: **2:00AM**

DOM: **5**  
 Lot: **18,216**  
 Yr Blt: **1960/ASR**  
 Parcel Number: **5659012005**  
 Open House URL:

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

LA: **Edwin Ordubegian**  
 LA State License: **01264835**  
 LO: **Coldwell Banker Hallmark**  
 LO State License: **01079007**

LA#: **818-631-3324**  
 LO#: **818-790-8300**

Private Remarks: **Brokers Open House July 18 from 11-2 and Glendale caravan July 19 from 10-1:00 PM. Thursday twilight open house 6- 8 pm. July 22 & 23 from 1-4 pm Please text or call Edwin @ 818-631-3324. Email Offers to Edwin@pleasinghome.com with proof of funds and pre-approval letter. Buyer is advised to independently investigate all aspects of the property and verify the accuracy of all info. provided through personal inspection and with appropriate professional. Upstairs Bedroom/Space converted to permitted ADU within existing sq.ft. Deadline for showing offers will be updated in lat date. Check MLS for update. Seller might do 1031 Exchange. "No escalation clause will be entertain**

List ID: [GD23130141](#)

PT: Residential 601 SINCLAIR AVE, GLENDALE 91206

Price: **\$920,000**



Status: **A** Area: 624  
 Bedrooms: **2** Baths: **2** Sqft: **1355**  
 View?: **Y** **Public**  
 Property Sub Type: **Single Family Residence**  
 Open House Type: **Public**  
 Open House Dt(s): **07/19/2023**  
 Open House Starts: **10:00AM**  
 Open House Ends: **1:00PM**

DOM: **1**  
 Lot: **6,015**  
 Yr Blt: **1952/ASR**  
 Parcel Number: **5661006033**  
 Open House URL:

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

LA: **Kathy Lefkovits**  
 LA State License: **00916862**  
 LO: **Keller Williams R. E. Services**  
 LO State License: **01434190**

LA#: **818-486-3473**  
 LO#: **818-432-3200**

Private Remarks: **Available to be shown Wednesday 7-19-22. Call or Text Kathy for Lock Box information 818-486-34 DO NOT USE SHOWINGTIME. Fireplace to be considered decorative only. Buyer is advised to independently investigate all aspects of property (including but not limited to, permits, uses, bed/bath counts, square footage, boundaries/lot lines, schools & their availability, etc.) to his/her satisfaction & verify the accuracy of all information provided through personal inspection & with appropriate professionals.**

List ID: [GD23124157](#)

PT: Residential 1462 BELLEAU RD, GLENDALE 91206

Price: **\$2,499,000**



Status: **A** Area: 624  
 Bedrooms: **4** Baths: **3** Sqft: **2862**  
 View?: **Y** **Broker**  
 Property Sub Type: **Single Family Residence**  
 Open House Type: **Broker**  
 Open House Dt(s): **07/19/2023**  
 Open House Starts: **10:00AM**  
 Open House Ends: **1:00PM**

DOM: **5**  
 Lot: **18,216**  
 Yr Blt: **1960/ASR**  
 Parcel Number: **5659012005**  
 Open House URL:

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

LA: **Edwin Ordubegian**  
 LA State License: **01264835**  
 LO: **Coldwell Banker Hallmark**  
 LO State License: **01079007**

LA#: **818-631-3324**  
 LO#: **818-790-8300**

Private Remarks: **Brokers Open House July 18 from 11-2 and Glendale caravan July 19 from 10-1:00 PM. Thursday twilight open house 6- 8 pm. July 22 & 23 from 1-4 pm Please text or call Edwin @ 818-631-3324. Email Offers to Edwin@pleasinghome.com with proof of funds and pre-approval letter. Buyer is advised to independently investigate all aspects of the property and verify the accuracy of all Info. provided through personal inspection and with appropriate professional. Upstairs Bedroom/Space converted to permitted ADU within existing sq.ft. Deadline for showing offers will be updated in lat date. Check MLS for update. Seller might do 1031 Exchange. "No escalation clause will be entertain**

## Glendale Caravan || July 19, 2023

Open Houses **Within** The Glendale Area

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List ID: [23289289](#)

PT: Residential 1125 N CEDAR ST, GLENDALE 91207

Price: **\$1,485,000**



Status: **A** Area: 627  
 Bedrooms: **3** Baths: **2** Sqft: **1524**  
 View?: **Public**  
 Property Sub Type: **Single Family Residence**  
 Open House Type: **Public**  
 Open House Dt(s): **07/19/2023**  
 Open House Starts: **10:00AM**  
 Open House Ends: **1:00PM**

DOM: **4**  
 Lot: **6,755**  
 Yr Blt: **1927**  
 Parcel Number: **5647024022**  
 Open House URL:

LA: **Tina Smith** LA#: **818-415-6574**  
 LA State License: [01397596](#)  
 LO: **Sotheby's International Realty** LO#: **818-290-5575**  
 LO State License: [00899496](#)

Private Remarks: **No showings until weekend open houses Saturday July 15 and Sunday July 16, 1-4! Fireplace is decorative only, seller will not issue credits or repairs to restore functionality. Buyer to verify all MI info, including but not limited to permits and uses, bed/bath counts, all square footage, city limits, boundaries, building codes/allowances, potential Historical limitations, HOA information and potential assessments, schools and their enrollment availability.**

List ID: [GD23109138](#)

PT: Residential 1245 ORANGE GROVE AVE #108, GLENDALE 91205

Price: **\$699,000**



Status: **A** Area: 628  
 Bedrooms: **3** Baths: **2** Sqft: **1140**  
 View?: **Y** **Broker**  
 Property Sub Type: **Condominium**  
 Open House Type: **Broker**  
 Open House Dt(s): **07/19/2023**  
 Open House Starts: **10:00AM**  
 Open House Ends: **1:00PM**

DOM: **6**  
 Lot: **13,278**  
 Yr Blt: **1988/ASR**  
 Parcel Number: **5680005041**  
 Open House URL:

LA: **Nooshin Zarrabi** LA#: **818-279-3604**  
 LA State License: [01005030](#)  
 LO: **Remax Optima** LO#: **818-547-6333**  
 LO State License: [01523748](#)

Private Remarks: **Submit all offers to Nooshin Zarrabi with POF & Pre-Approval at nooshinzarrabi@aol.com**

List ID: [23286187](#)

PT: Residential Income 1516 E MAPLE ST, GLENDALE 91205

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



Status: **A** Area: 628  
 Bedrooms: **6** Baths: **6** Sqft: **3639**  
 View?: **Public**  
 Property Sub Type:  
 Open House Type: **Public**  
 Open House Dt(s): **07/19/2023**  
 Open House Starts: **12:00AM**  
 Open House Ends: **1:00PM**

DOM: **18**  
 Lot: **7,331**  
 Yr Blt: **1938**  
 Parcel Number: **5683004002**  
 Open House URL:

LA: **Daniel Withers** LA#: **310-365-5054**  
 LA State License: [01325901](#)  
 LO: **Matthews Real Estate Investment Services** LO#: **866-889-0550**  
 LO State License: [01972189](#)

Private Remarks: **For additional information, please reach out to Daniel Withers at (310) 365-5054 or daniel.withers@matthews.com**