



Glendale Caravan || January 31, 2024

Open Houses **Within** The Glendale Area

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

List ID: [GD24014966](#)

PT: Residential 2625 SLEEPY HOLLOW PL, GLENDALE 91206

Price: \$1,895,000



Status: **A** Area: 624
Bedrooms: **3** Baths: **2** Sqft: **2252**
View?: **Y** Broker
Property Sub Type: **Single Family Residence**
Open House Type: **Broker**
Open House Dt(s): **01/31/2024**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**

DOM: **5**
Lot: **12,458**
Yr Blt: **1967/ASR**
Parcel Number: **5666020036**
Open House URL:

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

LA: **Diana Walker**
LA State License: **00989974**
LO: **Engel & Volkers Glendale**
LO State License: **02221897**

LA#: **818-259-7077**
LO#: **818-240-8100**

Private Remarks:

List ID: [GD23148323](#)

PT: Residential 1137 N MARYLAND AVE #3, GLENDALE 91207

Price: \$849,000



Status: **A** Area: 627
Bedrooms: **3** Baths: **3** Sqft: **1440**
View?: **Y** Broker
Property Sub Type: **Townhouse**
Open House Type: **Broker**
Open House Dt(s): **01/31/2024**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**

DOM: **131**
Lot: **6,567**
Yr Blt: **1980/ASR**
Parcel Number: **5647004032**
Open House URL:

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

LA: **Khajak Nazarian**
LA State License: **00962521**
LO: **Remax Optima**
LO State License: **01523748**

LA#: **818-521-7788**
LO#: **818-547-6333**

Private Remarks:

List ID: [24350945](#)

PT: Residential 2309 HERMOSITA DR, GLENDALE 91208

Price: \$1,425,000



Status: **A** Area: 627
Bedrooms: **3** Baths: **2** Sqft: **1848**
View?: **N** Public
Property Sub Type: **Single Family Residence**
Open House Type: **Public**
Open House Dt(s): **01/31/2024**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**

DOM: **5**
Lot: **9,578**
Yr Blt: **1937**
Parcel Number: **5614026009**
Open House URL:

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

LA: **Karlyn Nelson**
LA State License: **02051690**
LO: **Compass**
LO State License: **01991628**

LA#: **323-241-9786**
LO#: **310-230-5478**

Private Remarks: **OFFER DEADLINE: Monday, 2/5 at 12pm. Please submit RPA, POF + Pre-Approval in one PDF to LA1 and LA2. Shows as 3 bed/2 bath, but is 2 bed/2 bath on title. Home is being sold AS IS, including decorative fireplace. Well maintained, but needs a new roof. Buyer to independently verify and satisfy themselves with ALL MLS info, incl. but not limited to lot/tract codes, permits, bed/bath counts, and square footage through their own research, inspection, or with appropriate professionals. No Supra. Call/Text Listing Agents 1 and/or 2 to show.**

List ID: [P1-16328](#)

PT: Residential 1117 OBERLIN DR, GLENDALE 91205

Price: \$1,250,000



Status: **A** Area: 628
Bedrooms: **3** Baths: **3** Sqft: **2502**
View?: **Y** Public
Property Sub Type: **Single Family Residence**
Open House Type: **Public**
Open House Dt(s): **01/31/2024**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**

DOM: **4**
Lot: **9,503**
Yr Blt: **1963**
Parcel Number: **5679011023**
Open House URL:

Pool?: **N**
Showing Agent: **STD,TRUS**

LA: **Vivian Suarez**
LA State License: **00983619**
LO: **Engel & Voelkers La Canada**
LO State License: **02221897**

LA#: **(818) 681-1006**
LO#: **(818) 790-6774**

Private Remarks: **House APN#5679-011-023 and Lot next door APN#5679011022 are being sold together. Combined lots are approx. 9,503. House lot is 4,494. Lot next door is 5,009. Please include both APN's in offer. Tax assessor states 2 bedrooms there are 3 rooms plus den downstairs buyer to satisfy themselves and conduct their own research. Please submit offer on CAR Form with POF, Prequal in one PDF document. Property is being sold in its "As Is" condition. No termite report or corrective work will be provided. Broker and brokers agents do not represent or guarantee accuracy of the information provided including but not limited to square footage, bedroom/bathroom count, lot size or lot lines/dimensions, permitted or unpermitted areas. Buyer to independently satisfy themselves to all aspects of the property and conduct their own research, including but not limited to building permits, personal inspections, surveys...with qualified professionals.**