



Glendale Caravan || March 13, 2024
 Open Houses *Within* The Glendale Area

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

List ID: [GD24022175](#)

PT: Residential 1597 SHERIDAN RD, GLENDALE 91206

Price: \$1,550,000



Status: **A** Area: 624 DOM: **2**
 Bedrooms: **4** Baths: **3** Sqft: **3065** Lot: **12,218**
 View?: **Y** **Public** Yr Blt: **1956/ASR**
 Property Sub Type: **Single Family Residence** Parcel Number: **5659016002**
 Open House Type: **Public** Open House URL:
 Open House Dt(s): **03/13/2024**
 Open House Starts: **9:00AM** Pool?: **N**
 Open House Ends: **1:00PM** Showing Agent: **Kathy Lefkovits**
 SLC: **STD**

LA: **Kathy Lefkovits** LA#: **818-486-3473**
 LA State License: [00916862](#)
 LO: **Keller Williams R. E. Services** LO#: **818-432-3200**
 LO State License: [01434190](#)

Private Remarks: **No showings until Sunday March 10th 2-5PM. Buyer is advised to perform their due diligence and independently investigate all aspects of the property to verify accuracy of information provided including and not limited to SF, lot size, and permits. Listing Broker, Agent & Seller do not represent or guarantee accuracy of any of the information provided. Fireplaces are represented as decorative. Call or Text Kathy with questions--818-486-3473. Email offers to KathyRealtor1@gmail.com please include proof of funds and pre-approval letter.**

List ID: [GD24047674](#)

PT: Residential 1344 5TH ST #12, GLENDALE 91201

Price: \$679,900



Status: **A** Area: 626 DOM: **4**
 Bedrooms: **2** Baths: **2** Sqft: **1278** Lot: **47,108**
 View?: **N** **Broker** Yr Blt: **1981/ASR**
 Property Sub Type: **Condominium** Parcel Number: **5623005051**
 Open House Type: **Broker** Open House URL:
 Open House Dt(s): **03/13/2024**
 Open House Starts: **10:00AM** Pool?: **N**
 Open House Ends: **1:00PM** Showing Agent: **Armen Avedian**
 SLC: **STD**

LA: **Armen Avedian** LA#: **818-399-6531**
 LA State License: [00945343](#)
 LO: **Coldwell Banker Hallmark** LO#: **818-476-3000**
 LO State License: [01079007](#)

Private Remarks: **Vacant, Supra lockbox. Go direct. Subject to 1031 Tax Exchange at no expense to buyer.**

List ID: [GD24047008](#)

PT: Residential 1535 BEN LOMOND DR, GLENDALE 91202

Price: \$3,099,900



Status: **A** Area: 626 DOM: **1**
 Bedrooms: **4** Baths: **4** Sqft: **2967** Lot: **15,081**
 View?: **N** **Public** Yr Blt: **1951/ASR**
 Property Sub Type: **Single Family Residence** Parcel Number: **5629011021**
 Open House Type: **Public** Open House URL:
 Open House Dt(s): **03/13/2024**
 Open House Starts: **10:00AM** Pool?: **N**
 Open House Ends: **1:00PM** Showing Agent: **Edwin Ordubegian**
 SLC: **STD**

LA: **Edwin Ordubegian** LA#: **818-631-3324**
 LA State License: [01264835](#)
 LO: **Coldwell Banker Hallmark** LO#: **818-790-8300**
 LO State License: [01079007](#)

Private Remarks: **Please, call or text Edwin for easy showing at 818-631-3324. Submit offers with pre-approval and POF @ edwin@pleasinghome.com. Buyer highly is advised to independently investigate all aspects of the property including and verify the accuracy of Any/All info including sq.ft and size provided through personal inspection and with appropriate professionals with their full satisfaction. Both fireplaces used for decorative purposes ONLY. Broker and agents do not guarantee the accuracy of the info. provided in regards ordinances, conditions or features of the property provided public record. Property measured 3017 Sq.ft Per assessor is 2967 Sq.ft and Guest room measured at 416 sq.ft by 3rd party R.E.S.T. Property located within historic part Glendale south Cumberland Hights neighborhood. Sold in AS-IS condition.**



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List ID: [24364117](#)

PT: Residential 1360 VIRGINIA AVE, GLENDALE 91202

Price: \$2,985,000



Status: **A** Area: 626 DOM: **5**
 Bedrooms: **4** Baths: **4** Sqft: **2942** Lot: **14,517**
 View?: **Y** **Public** Yr Blt: **1928**
 Property Sub Type: **Single Family Residence** Parcel Number: **5634008003**
 Open House Type: **Public** Open House URL:
 Open House Dt(s): **03/13/2024**
 Open House Starts: **10:00AM** Pool?: **N**
 Open House Ends: **1:00PM** Showing Agent: **STD**
 SLC:

LA: **Kimberly B Turner** LA#: **818-383-7060**
 LA State License: [01187679](#)
 LO: **Nourmand & Associates-HW** LO#: **323-462-6262**
 LO State License: [00656371](#)

Private Remarks: **No showings until Saturday 3/9 and Sunday 3/10 from 1-4. Call listing agent 1 with any questions. Living Room fireplace is as-is and considered decorative. No lockbox on property. Property was updated and remodeled circa 2013. Public records show the home to be 2,578 Sq. Ft. (per assessor), the ADU as 364 Sq. Ft. per COO.**

List ID: [24366961](#)

PT: Residential 1921 POLARIS DR, GLENDALE 91208

Price: \$1,679,000



Status: **A** Area: 627 DOM: **1**
 Bedrooms: **3** Baths: **3** Sqft: **2020** Lot: **28,289**
 View?: **Y** **Broker** Yr Blt: **1975/ASR**
 Property Sub Type: **Single Family Residence** Parcel Number: **5650038025**
 Open House Type: **Broker** Open House URL:
 Open House Dt(s): **03/13/2024**
 Open House Starts: **10:00AM** Pool?: **N**
 Open House Ends: **1:00PM** Showing Agent: **STD**
 SLC:

LA: **Robert Maynard** LA#: **818-917-8060**
 LA State License: [01988282](#)
 LO: **Frontgate Real Estate** LO#: **747-888-0508**
 LO State License: [02014153](#)

Private Remarks: **Easy to Show: Call or Text Rob (818) 917-8060 and Yamel (310) 462-6691 w/ your credentials and desired times. Feel free to also Call with questions....we will respond in a timely fashion. Please DO NOT USE SHOWING TIME to schedule. Please kindly supply RPA, POF, FICO Scores, and Preapproval letter along w/ RPA ONE PDF to Yamel@FrontgateRealEstate.com. See Supplement's attached for List of Improvements by Seller. Unable to download: Email Yamel@frontgaterealestate.com for a copy. The listing Agent has not independently verified the permits, sq. ft., zoning and source. Buyer to verify. Buyer to cross qualify with LA's Preferred Lender at no cost or obligation.**

List ID: [P1-16763](#)

PT: Residential 1306 SAN LUIS REY DR, GLENDALE 91208

Price: \$1,375,000



Status: **A** Area: 627 DOM: **6**
 Bedrooms: **2** Baths: **2** Sqft: **1603** Lot: **13,049**
 View?: **Y** **Public** Yr Blt: **1950**
 Property Sub Type: **Single Family Residence** Parcel Number: **5614025001**
 Open House Type: **Public** Open House URL:
 Open House Dt(s): **03/13/2024**
 Open House Starts: **10:00AM** Pool?: **N**
 Open House Ends: **1:00PM** Showing Agent: **STD**
 SLC:

LA: **Rowena Emmett** LA#:
 LA State License: [00913659](#)
 LO: **Keller Williams Real Estate Services** LO#: **(818) 432-3200**
 LO State License: [01434190](#)

Private Remarks: **Showings begin on open house 3/9/*3/10PLEASE schedule all showings with Rowena. No showtime! This is a secluded retreat lovingly maintained. Please download all disclosures on HOMELINKhttps://app.disclosures.io/link/1306-San-Luis-Rey-Drive-pt249x5WAll offers shall have cover page and all disclosures reviewed and signed prior to written offer Offers due on3/19- 12 noon!Thank you**



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List ID: **24366487**

PT: **Residential Income 317 W PALMER AVE, GLENDALE 91204**

Price: **\$1,195,000**



Status: **A** Area: 628
 Bedrooms: **0** Baths: **0** Sqft: **2773**
 View?: **Public**
 Property Sub Type
 Open House Type: **Public**
 Open House Dt(s): **03/13/2024**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**

DOM: **4**
 Lot: **7,278**
 Yr Blt: **1938**
 Parcel Number: **5640009004**
 Open House URL:
 Pool?:
 Showing Agent:
 SLC: **STD**

LA: **Mark Duncan**
 LA State License: **01999098**
 LO: **eXp Realty of California Inc**
 LO State License: **01878277**

LA#: **310-266-6149**
 LO#: **888-584-9427**

Private Remarks: **Buyers to confirm for themselves potential uses for the property. For showings contact Mark Duncan 310-266-6149. Send offers to thinkmarkduncan@gmail.com and offers@thinkrealestategroup.com.**

List ID: **P1-16618**

PT: **Residential 3147 ENCINAL AVE, LA CRESCENTA 91214**

Price: **\$995,000**



Status: **A** Area: 635
 Bedrooms: **2** Baths: **2** Sqft: **1602**
 View?: **Y Public**
 Property Sub Type **Single Family Residence**
 Open House Type: **Public**
 Open House Dt(s): **03/13/2024**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**

DOM: **18**
 Lot: **6,346**
 Yr Blt: **1942/ASR**
 Parcel Number: **5801005046**
 Open House URL:
 Pool?: **N**
 Showing Agent:
 SLC: **TRUS**

LA: **Renata D'Egidio**
 LA State License: **01404557**
 LO: **Keller Williams Real Estate Services**
 LO State License: **01434190**

LA#: **(818) 294-0726**
 LO#: **(818) 432-3200**

Private Remarks: **Property has two large family rooms; one has a large closet with a beautiful corner fireplace that has doubled as a third bedroom! Offers Due March 19th At 2 PM!**