



Glendale Caravan || June 12, 2024
Open Houses **Within** The Glendale Area

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

List ID: [GD24115845](#)

PT: Residential 3822 KAREN LYNN, GLENDALE 91206

Price: \$1,495,000



Status: **A** Area: 624 DOM: **4**
Bedrooms: **4** Baths: **2** Sqft: **2123** Lot: **12,079**
View?: **Y** **Public** Yr Blt: **1969/ASR**
Property Sub Type: **Single Family Residence** Parcel Number: **5660031019**
Open House Type: **Public** Open House URL:
Open House Dt(s): **06/12/2024**
Open House Starts: **10:00AM** 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: **Call or Text Kathy with questions -818-486-3473. Fireplace is considered decorative. Submit offers with pre-approval and POF to KathyRealtor1@gmail.com Offer deadline is Tuesday, June 18th 5:00PM. Buyer is advised to independently verify the accuracy of all information.**

List ID: [24376635](#)

PT: Residential 1510 ALLEN AVE, GLENDALE 91201

Price: \$1,599,995



Status: **A** Area: 626 DOM: **6**
Bedrooms: **4** Baths: **2** Sqft: **1975** Lot: **9,852**
View?: **N** **Public** Yr Blt: **1928/ASR**
Property Sub Type: **Single Family Residence** Parcel Number: **5622013002**
Open House Type: **Public** Open House URL:
Open House Dt(s): **06/12/2024**
Open House Starts: **10:00AM** Pool?: **N**
Open House Ends: **1:00PM** Showing Agent: **STD**
SLC: **STD**

LA: **Brad Keyes** LA#: **310-367-3372**
LA State License: [01857106](#)
LO: **Keyes Real Estate** LO#: **310-486-9417**
LO State License: [01912382](#)

Private Remarks: **Please submit all offers with proof of funds, and pre-approval (if applicable) to LA1 (brad@keyesla.com) and CC LA2 - josh@keyesla.com, LA3 - annie@keyesla.com, and narine@keyesla.com. Offer Deadline Monday June 17, 2024 @ 5 pm.**

List ID: [GD24117679](#)

PT: Residential 1801 CANADA BLVD, GLENDALE 91208

Price: \$1,250,000



Status: **A** Area: 627 DOM: **0**
Bedrooms: **2** Baths: **2** Sqft: **1594** Lot: **7,285**
View?: **Y** **Public** Yr Blt: **1951/ASR**
Property Sub Type: **Single Family Residence** Parcel Number: **5614019030**
Open House Type: **Public** Open House URL:
Open House Dt(s): **06/12/2024**
Open House Starts: **10:00AM** Pool?: **N**
Open House Ends: **1:00PM** Showing Agent: **Andrea Megerdichian**
SLC: **STD**

LA: **Andrea Megerdichian** LA#: **818-212-7600**
LA State License: [01975185](#)
LO: **House of Seven Gables Real Est** LO#: **714-731-3777**
LO State License: [00745605](#)

Private Remarks: **Fireplace to be considered decorative - Seller's Disclosures, Termite Clearance, General Inspection Report, Prelim and NHD attached in Supplementals. All offers to be sent in ONE PDF and include RPA, loan-approval, DU Approval, and proof of funds. Seller chooses all services and buyers to get cross qualified by Edward Megerdichian at House America Financial - (818)262-4165/edward@houseamericafinancial.com. Sold as-is no warranties/guarantees made, no credits or repairs. Sellers & sellers agents do not represent or guarantee the accuracy of the Sq.Ft., bedroom/bathroom count, lot size/dimensions, permitted or unpermitted spaces, or other information concerning the conditions or features of the property.**



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

List ID: [GD24091022](#)

PT: Residential 1670 ARBOLES DR, GLENDALE 91207

Price: \$3,950,000



Status: **A** Area: 627
 Bedrooms: **4** Baths: **3** Sqft: **3568**
 View?: **Y** Public
 Property Sub Type: **Single Family Residence**
 Open House Type: **Public**
 Open House Dt(s): **06/12/2024**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**
 DOM: **1**
 Lot: **128,444**
 Yr Blt: **1949/ASR**
 Parcel Number: **5650001002**
 Open House URL:
 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: **Buyer to verify square footage of home and lot, neither seller nor agent has verified. Studio unit with 3/4 bath attached to garage not included in square footage. Chimneys are decorative only, no repairs or credits, seller knows of no defects. Owner occupied please try to bring clients to open houses. Be respectful, do not have clients drive or walk on property without a showing appointment.**

List ID: [P1-17973](#)

PT: Residential 1344 ROSSMOYNE AVE, GLENDALE 91207

Price: \$3,850,000



Status: **A** Area: 627
 Bedrooms: **5** Baths: **5** Sqft: **4433**
 View?: **Y** Public
 Property Sub Type: **Single Family Residence**
 Open House Type: **Public**
 Open House Dt(s): **06/12/2024**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**
 DOM: **4**
 Lot: **20,317**
 Yr Blt: **1931/ASR**
 Parcel Number: **5650031028**
 Open House URL:
 Pool?: **Y**
 Showing Agent: **STD**

LA: **Janine Morovati** LA#: **(818) 482-1158**
 LA State License: [00874610](#)
 LO: **COMPASS** LO#: **(818) 790-9900**
 LO State License: [01991628](#)

Private Remarks: **House measured by REST Home taped at 4379 SQ/FT, Bonus Room: 427 SQ/FT, STORAGE: 212 SQ/FT. Buyer is advised to independently investigate all aspects of the property including square footage, lot size, easements, permits & verify the accuracy of all information to Buyer's full satisfaction. Listing Broker, Agent & Seller do not represent or guarantee accuracy of any of the information provided. Please do not use Showing Time; text Janine at 818 482-1158.**

List ID: [GD24102113](#)

PT: Residential 2126 RIMCREST DR, GLENDALE 91207

Price: \$4,998,000



Status: **A** Area: 627
 Bedrooms: **6** Baths: **8** Sqft: **5696**
 View?: **Y** Public
 Property Sub Type: **Single Family Residence**
 Open House Type: **Public**
 Open House Dt(s): **06/12/2024**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**
 DOM: **1**
 Lot: **54,006**
 Yr Blt: **1990/ASR**
 Parcel Number: **5632025048**
 Open House URL:
 Pool?: **Y**
 Showing Agent: **Harout Keuroghlian**
 SLC: **STD**

LA: **Raffi Soualian** LA#: **818-464-5819**
 LA State License: [01887303](#)
 LO: **JohnHart Real Estate** LO#: **818-246-1099**
 LO State License: [01873088](#)

Private Remarks: **Standard Sale! Sold as is no warranties/guarantees made. Seller and/or seller's agent makes no representation as to room size, lot size, etc. Buyer to verify with appropriate entities and satisfy self. Please email offers to offers@jhre.com or fax to 8889656161. Please visit www.2126rimcrest.com. Thank you!**



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 Open Houses *Within* The Glendale Area

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

List ID: [SR24093932](#)

PT: Residential 1650 SAN GABRIEL AVE, GLENDALE 91208

Price: \$1,950,000



Status: **A** Area: 627
 Bedrooms: **3** Baths: **3** Sqft: **2345**
 View?: **Y** Broker
 Property Sub Type: **Single Family Residence**
 Open House Type: **Broker**
 Open House Dt(s): **06/12/2024**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**
 DOM: **33**
 Lot: **6,374**
 Yr Blt: **1962/ASR**
 Parcel Number: **5616006032**
 Open House URL:
 Pool?: **N**
 Showing Agent:
 SLC: **STD**
 LA: **Brandon Montemayor**
 LA State License: **01316056**
 LO: **RE/MAX of Santa Clarita**
 LO State License: **01013938**
 LA#: **661-510-2789**
 LO#: **661-255-2650**

Private Remarks: Please use ShowingTime to schedule a showing. Make sure you receive showing confirmation first before going. Supra on Hose Bib by front door. Tenant scheduled to move out at end of May. Submit all offers to Brandon@bringingyouhomescv.com with POF, Prequal, and FICOs.

List ID: [P1-17941](#)

PT: Residential 240 N EVERETT ST, GLENDALE 91206

Price: \$595,000



Status: **A** Area: 628
 Bedrooms: **2** Baths: **1** Sqft: **624**
 View?: **N** Public
 Property Sub Type: **Single Family Residence**
 Open House Type: **Public**
 Open House Dt(s): **06/12/2024**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**
 DOM: **6**
 Lot: **2,500**
 Yr Blt: **1920/ASR**
 Parcel Number: **5645019004**
 Open House URL:
 Pool?: **N**
 Showing Agent:
 SLC: **STD**
 LA: **Jenan Musulli**
 LA State License: **01438002**
 LO: **Coldwell Banker Realty**
 LO State License: **00616212**
 LA#: **(626) 318-7118**
 LO#: **(626) 584-0050**

Private Remarks: PLEASE READ ALL REMARKS CAREFULLY. NO BLIND OFFERS. OFFERS TO BE TURNED IN BY FRIDAY, JUNE 14TH AT 3PM. Showings to begin on Saturday (6/8) during the open house. Open house dates/times as follows: Saturday & Sunday (6/8 & 6/9) from 2-4pm and Glendale Broker Caravan (6/12) from 10am-1pm. For all other showings, please text/call Jenan at (626) 318-7118 but showings will be difficult outside of open house times as it is seller occupied. Please try to make the open house times if at all possible. IMPORTANT: PRIOR TO OFFER SUBMISSION, BUYERS WHO ARE PLANNING ON DEVELOPING THE PROPERTY NEED TO CHECK WITH THE PLANNING DIVISION OF GLENDALE, AS IT APPEARS MULTIPLE UNITS ARE NOT AN OPTION DUE TO LOT SIZE (but house expansion and ADU might be an option). PLEASE SEE ATTACHED DOCS WITH NOTES FROM PLANNING DIVISION OF GLENDALE. Buyer should not rely on attached consultation form and should satisfy themselves personally with the City of Glendale. Garage sits on property line and shares one adjoining wall with the garage on a property that backs up to subject property.

List ID: [GD24117825](#)

PT: Residential 3810 LOS OLIVOS LN, LA CRESCENTA 91214

Price: \$1,399,000



Status: **A** Area: 635
 Bedrooms: **4** Baths: **2** Sqft: **1770**
 View?: **Y** Public
 Property Sub Type: **Single Family Residence**
 Open House Type: **Public**
 Open House Dt(s): **06/12/2024**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**
 DOM: **0**
 Lot: **7,307**
 Yr Blt: **1962/ASR**
 Parcel Number: **5603008016**
 Open House URL:
 Pool?: **N**
 Showing Agent: **Kenneth Lamm**
 SLC: **STD,TRUS**
 LA: **Kenneth Lamm**
 LA State License: **01101162**
 LO: **Engel & Volkers La Canada**
 LO State License: **02221897**
 LA#: **818-414-5833**
 LO#: **818-790-6774**

Private Remarks: Call agent for door code to garage. Showings start Wednesday 6/12 at Caravan 10:00 then on lockbox with call first. Will also be open Saturday and Sunday 1:00-4:00pm Solar lease, call for info. Kucht oven, stove top included. It is possible sellers will review offers as submitted. Please submit all offers to klamm4re@gmail.com



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List ID: [P1-17918](#)

PT: Residential 416 WHITING WOODS RD, GLENDALE 91208

Price: \$3,250,000



Status: **A** Area: 635 DOM: **7**
 Bedrooms: **5** Baths: **3** Sqft: **4724** Lot: **51,360**
 View?: **Y** Public Yr Blt: **1965/PUB**
 Property Sub Type: **Single Family Residence** Parcel Number: **5617015028**
 Open House Type: **Public** Open House URL:
 Open House Dt(s): **06/12/2024**
 Open House Starts: **10:00AM** Pool?: **N**
 Open House Ends: **1:00PM** Showing Agent: **STD**
 SLC:

LA: **Sharon Hales**
 LA State License: [01226757](#)
 LO: **Engel & Voelkers La Canada**
 LO State License: [02221897](#)

LA#: **(818) 652-7650**
 LO#: **(818) 790-6774**

Private Remarks: To request inspections/disclosures paste this address into browser:
<https://app.disclosures.io/link/416-Whiting-Woods-Road-xwbuyz3p>. There are 5 bedrooms;
 property profile shows 4 bedrooms. Buyer to investigate and satisfy as to room count and sq ft of
 house and lot. Send offers IN ONE PDF to sharon@sharonhales.com. Include preapproval, FICO and
 POF. Seller will not accept buyer letters. Thank you.

Ro'ber Sandoval | robert@gaor.org | Glendale AOR | Office Phone: 818-241-2184

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

List ID: [GD24100671](#)

PT: Residential 555 N CATALINA AVE, PASADENA 91106

Price: \$999,000



Status: **A** Area: 646 DOM: **1**
 Bedrooms: **2** Baths: **3** Sqft: **1120** Lot: **2,491**
 View?: **N** Broker Yr Blt: **1923/ASR**
 Property Sub Type: **Single Family Residence** Parcel Number: **5732014041**
 Open House Type: **Broker** Open House URL:
 Open House Dt(s): **06/12/2024**
 Open House Starts: **10:00AM** Pool?: **N**
 Open House Ends: **1:00PM** Showing Agent: **Martin Navasartian**
 SLC: **STD**

LA: **Martin Navasartian**
 LA State License: [01748722](#)
 LO: **JohnHart Real Estate**
 LO State License: [01873088](#)

LA#: **8187200007**
 LO#: **818-246-1099**

Notes:

Directions: **Between Villa and Orange Grove**

Private Remarks: Please note: Supra Go Direct. Seller holds an active CA Real Estate license. Listing agent has
 interest in the property. Title shows 3 beds/2baths. Buyer to verify all information to satisfy self.
 Standard Sale! Sold as is no warranties/guarantees made. Seller and/or seller's agent makes no
 representation as to room size, lot size, etc. Buyer to verify with appropriate entities and satisfy
 self. Please email offers to offers@jhhre.com & MartinNavasartian@gmail.com. Please visit
www.Johnhartrealestate.com/Catalina. Thank you!