



Glendale Caravan || June 26, 2024

Open Houses *Within* The Glendale Area

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

List ID: [GD24102308](#)

PT: Residential 1329 N CENTRAL AVE #D, GLENDALE 91202

Price: \$560,000



Status: **A** Area: 626
Bedrooms: **2** Baths: **1** Sqft: **987**
View?: **Y** **Public**
Property Sub Type: **Condominium**
Open House Type: **Public**
Open House Dt(s): **06/26/2024**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**

DOM: **4**
Lot: **38,655**
Yr Blt: **1954/ASR**
Parcel Number: **5633005062**
Open House URL:

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

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: **Offer Deadline is July 1st at 5PM. Text or call Kathy with questions 818-486-3473. Email offers to KathyRealtor1@gmail.com 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.**

List ID: [24405655](#)

PT: Residential 1565 N COLUMBUS AVE, GLENDALE 91202

Price: \$3,400,000



Status: **A** Area: 626
Bedrooms: **5** Baths: **5** Sqft: **4032**
View?: **Y** **Public**
Property Sub Type: **Single Family Residence**
Open House Type: **Public**
Open House Dt(s): **06/26/2024**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**

DOM: **4**
Lot: **13,899**
Yr Blt: **1925**
Parcel Number: **5629030014**
Open House URL:

Pool?: **STD**
Showing Agent: **STD**
SLC: **STD**

LA: **Laura Moreno**
LA State License: [01950438](#)
LO: **Keller Williams Realty Los Feliz**
LO State License: [01430290](#)

LA#: **323-449-5335**
LO#: **323-300-1000**

Private Remarks: **Offers are due Monday 7/1 by 12pm. For a private showing request, please email us at home@themorenogroupia.com or text Laura (LA#1) at 323.449.5335. Square footage in main house is 3230 sf. Square footage in guesthouse is 802 sf. Submit all offers to: https://app.glide.com/pp/2KPJB85fcr18oNzSa1W08d?source=offer - and please email us at home@themorenogroupia.com to confirm we've received your offer. Fireplaces are being sold in as-is condition. Buyer is advised to independently investigate all aspects of the property (including but not limited to permits and uses, bed/bath counts, square footage, lot lines, schools and their availability).**

List ID: [GD24124539](#)

PT: Residential 1748 BEL AIRE DR, GLENDALE 91201

Price: \$1,680,000



Status: **A** Area: 626
Bedrooms: **4** Baths: **2** Sqft: **2285**
View?: **Y** **Broker**
Property Sub Type: **Single Family Residence**
Open House Type: **Broker**
Open House Dt(s): **06/26/2024**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**

DOM: **5**
Lot: **7,551**
Yr Blt: **1925/ASR**
Parcel Number: **5622017006**
Open House URL:

Pool?: **N**
Showing Agent: **Odette Peters**
SLC: **STD**

LA: **Odette Peters**
LA State License: [00879273](#)
LO: **Coldwell Banker Hallmark**
LO State License: [01079007](#)

LA#: **818-281-6039**
LO#: **818-476-3000**

Private Remarks: **Please e-mail offers to both agents. youseemeforrealestate@gmail.com & vincelucy@aol.com**



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List ID: [P1-18181](#)

PT: Residential 2501 HERMOSITA DR, GLENDALE 91208

Price: \$2,199,000



Status: **A** Area: 627
 Bedrooms: **4** Baths: **3** Sqft: **2797**
 View?: **N** Public
 Property Sub Type: **Single Family Residence**
 Open House Type: **Public**
 Open House Dt(s): **06/26/2024**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**
 DOM: **4**
 Lot: **16,751**
 Yr Blt: **1920/PUB**
 Parcel Number: **5614032018**
 Open House URL:
 Pool?: **N**
 Showing Agent:
 SLC: **STD**

LA: **Georges Rouveyrol** LA#: **(626) 676-5368**
 LA State License: [01353980](#)
 LO: **Sotheby's International Realty, Inc.** LO#: **(626) 229-0909**
 LO State License: [00899496](#)

Private Remarks: **Offers are due by Saturday June 29 at 6pm. Email offers to Georges.rouveyrol@sothebys.realtyText Listing agent 626 676 53 68 with agent name and info day and time of requested showing. Square footage 2,797 is taped, square footage in public record is 2,526. Buyer to verify square footage (lot and structure) and all MLS information. Broker and Broker's agents do not represent or guarantee accuracy of the square footage, bedroom/bathroom count, lot size or lot lines/ dimensions, permitted or unpermitted spaces, school boundary lines or eligibility, or other information concerning the conditions or features of the property. Buyer is advised to independently verify the accuracy of all information.**

List ID: [GD24127583](#)

PT: Residential 1019 CAMANN ST, GLENDALE 91208

Price: \$1,289,000



Status: **A** Area: 627
 Bedrooms: **3** Baths: **2** Sqft: **1806**
 View?: **Y** Broker
 Property Sub Type: **Single Family Residence**
 Open House Type: **Broker**
 Open House Dt(s): **06/26/2024**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**
 DOM: **4**
 Lot: **8,066**
 Yr Blt: **1954/ASR**
 Parcel Number: **5617022041**
 Open House URL:
 Pool?: **N**
 Showing Agent: **Robert Schad**
 SLC: **TRUS**

LA: **Robert Schad** LA#:
 LA State License: [01788874](#)
 LO: **Keller Williams R. E. Services** LO#: **818-432-3200**
 LO State License: [01434190](#)

Private Remarks: **Trust sale; No court confirmation required. Property being sold in its present As Is condition. No termite report or corrective work to be a part of the transaction. Seller will not make any repairs or give any monetary credits. Please send offer with direct lender DU approval and proof of funds to rjsproperties@gmail.com. Please use CAR RPA 12/22 with Trust Advisory. Please do not use company specific addendum, SBSA or other attachments. Any CAR Forms or Offer Attachments you want considered for Seller Signature need to be attached and presented with the offer. Best and Final Offers are requested by 11:00 AM, Sunday, June 30, 2024. One previous owner passed away on property natural causes April 21, 2018. Correct Seller / Agent Information for writing an offer are attached. *FLOOR-PLAN is LINKED UNDER DOCUMENTS. *Broker and brokers agents do not represent or guarantee accuracy of the square footage, bedroom/bathroom count, lot size or lot lines/dimensions, permitted or unpermitted spaces, school boundary lines or eligibility, or other information concerning the conditions or features of the property. Buyer is advised to independently verify the accuracy of all information.***



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List ID: **AR24127244**

PT: Residential 312 GRISWOLD ST, GLENDALE 91205

Price: **\$987,000**



Status: **A** Area: 628
 Bedrooms: **5** Baths: **3** Sqft: **1751**
 View?: **N** Broker
 Property Sub Type: **Single Family Residence**
 Open House Type: **Broker**
 Open House Dt(s): **06/26/2024**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**

DOM: **4**
 Lot: **6,784**
 Yr Blt: **1926/SEE**
 Parcel Number: **5680017005**
 Open House URL:

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

LA: **Luis Romo**
 LA State License: **01262513**
 LO: **Coldwell Banker Realty**
 LO State License: **00616212**

LA#: **818-524-9467**

LO#: **626-445-5500**

Private Remarks: **Agents: Offers Due Monday JULY 1st - Please request copy of disclosure package prior to submitting offers. I need to email disclosures to you so text me at Luis Romo 818.524.9467 with your email address . Very nice home with guest house (Guest house is not a ADU and is not permitted - Built approx. 1985) Long term owners, death on property within 3 years. Property needs the following work - Roof is at end of life and needs to be replaced on main house and garage area. Existing louvered windows should be replaced for energy efficiency and security. Floor furnace and wall air conditioner in main house work but are older units. No a/c in guest house. Fireplace condition unknown. Property is adjacent to commercial property on North & East sides. Discrepancies with assessed year built, room count and square footage. 1751 sq ft source is from Matterport. Some rooms and guest house may not be permitted. Buyer and buyers agent to verify. Developers: Zoning is GLR4 - Please research before submitting offer if it is your intent to develop property. Seller will review offers as they are received. In the event of multiple offers, I will update this information to include a offer deadline so check back for updates. Text basic questions to listing agent at Luis Romo 818.524.9467 for quickest response. Not always available to take phone calls but leave a message and I'll return you call when I'm available throughout the day. - Thank you**

List ID: **PF24114484**

PT: Residential 11431 CLYBOURN AVE, LAKEVIEW TERRACE 91342

Price: **\$2,250,000**



Status: **A** Area: 673
 Bedrooms: **6** Baths: **5** Sqft: **4547**
 View?: **Y** Public
 Property Sub Type: **Single Family Residence**
 Open House Type: **Public**
 Open House Dt(s): **06/26/2024**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**

DOM: **6**
 Lot: **29,620**
 Yr Blt: **1947/SLR**
 Parcel Number: **2530023004**
 Open House URL:

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

LA: **Diana Tyson**
 LA State License: **02024931**
 LO: **Keller Williams Real Estate Services**
 LO State License: **01434190**

LA#: **818-625-5221**

LO#: **818-790-0048**

Private Remarks: **The ADU/guest house has its own address: 11435 Clybourn. Seller requests lease back, up to 45 days. Showings via appointment with Listing Agent. Prior to making appointment, please provide preapproval and Proof of Funds. Seller lives in the home and asks for 2 hour notice for showings. Home is being sold "As Is." Seller will not make repairs or concessions. All listing information is deemed reliable but not guaranteed. Buyer responsible to conduct own thorough due diligence, investigations, inspections and reports with proper licensed professionals of all aspects of the entire property to own satisfaction. Brokers and sellers make no representations, warranties or guarantees.**