



Glendale Caravan || July 24, 2024

Open Houses **Within** The Glendale Area

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

List ID: [P1-18580](#)

PT: Residential 1436 NORTON AVE, GLENDALE 91202



Status: **A** Area: 626 DOM: **3**
 Bedrooms: **3** Baths: **2** Sqft: **1574** Lot: **11,846**
 View?: **Y** Public Parcel Number: **5628001024**
 Property Sub Type: **Single Family Residence** Open House URL:
 Open House Type: **Public**
 Open House Dt(s): **07/24/2024** Pool?: **N**
 Open House Starts: **10:00AM** Showing Agent:
 Open House Ends: **1:00PM** SLC: **STD, TRUS**

LA: **Carrie Grochow** LA#: **(818) 731-4749**
 LA State License: [01208965](#)
 LO: **Engel & Voelkers La Canada** LO#: **(818) 790-6774**
 LO State License: [02221897](#)

Private Remarks: **Offers are coming in and Offers are due by Thursday 7/25 by 10 am. Open on Glendale Caravan 7/24 from 10 to 1 pm. Open on Sunday 7/21/24 from 2 to 4 pm. Preference on service providers: Inter Valley Escrow, Orange Coast Title. Buyers to do their own due diligence on permits, square footage inspections, investigations and any encroachments on this property. Property sold As-Is.**

List ID: [GD24040168](#)

PT: Residential 2975 HERMOSITA DR, GLENDALE 91208



Status: **A** Area: 627 DOM: **104**
 Bedrooms: **2** Baths: **2** Sqft: **1956** Lot: **8,640**
 View?: **Y** Broker Parcel Number: **5616005040**
 Property Sub Type: **Single Family Residence** Open House URL:
 Open House Type: **Broker**
 Open House Dt(s): **07/24/2024** Pool?: **N**
 Open House Starts: **10:00AM** Showing Agent: **Richard Spracher**
 Open House Ends: **1:00PM** SLC: **STD**

LA: **Richard Spracher** LA#: **818-207-1180**
 LA State License: [01977573](#)
 LO: **Engel & Voelkers La Canada** LO#: **818-790-6774**
 LO State License: [02221897](#)

Private Remarks: **Do Not Go Direct, property is occupied. Please be aware that there are many steps/stairs in this 3 level home & backyard. Please submit offers with POF & Pre-approval or DU, please do not include buyer letters with offer, no escalation clauses, no blind offers. Seller is "Sally R. Towne Living Trust". Possession to be COE + 29 days. Furniture in living room may be negotiated for purchase. Preferred vendors: Glenoaks Escrow - Eric Rustigian, Lawyers Title - Ani Adaimy. Property to be sold "as-is". Broker, Agents, and Seller make no warranties or representations nor guarantee the accuracy of square footage, bed/bath count, lot size, permit info, descriptions herein, school district, or other information re: the conditions/features of property provided by the seller or obtained from Public Records/other**

List ID: [P1-17378](#)

PT: Residential 1425 HILLSIDE DR, GLENDALE 91208



Status: **A** Area: 627 DOM: **90**
 Bedrooms: **4** Baths: **3** Sqft: **2114** Lot: **14,303**
 View?: **Y** Public Parcel Number: **5614024008**
 Property Sub Type: **Single Family Residence** Open House URL:
 Open House Type: **Public**
 Open House Dt(s): **07/24/2024** Pool?: **Y**
 Open House Starts: **10:00AM** Showing Agent:
 Open House Ends: **1:00PM** SLC: **STD**

LA: **Allan Vides** LA#: **(626) 234-4435**
 LA State License: [01377755](#)
 LO: **Avida & Associates** LO#: **(626) 234-4435**
 LO State License: [01883635](#)

Private Remarks: **Broker and broker's agents do not represent or guarantee accuracy of the square footage, bedroom/bathroom count, lot size/dimensions, permitted or unpermitted spaces, what can or cannot be developed, school district or other information concerning the conditions or features of the property. Buyer is advised to independently verify the accuracy of all information through personal inspections & w/ appropriate professionals and rely on those findings to satisfy themselves.**