



Glendale Caravan || October 2, 2024

Open Houses **Within** The Glendale Area

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

List ID: 24442825

PT: Residential 2845 EL CAMINITO, LA CRESCENTA 91214

Price: \$899,950



Status: **A** Area: 635
Bedrooms: **2** Baths: **1** Sqft: **896**
View?: **Y** Broker
Property Sub Type: **Single Family Residence**
Open House Type: **Broker**
Open House Dt(s): **10/02/2024**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**

DOM: **5**
Lot: **4,972**
Yr Blt: **1947**
Parcel Number: **5803003010**
Open House URL:

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

LA: **Nicole Schlueter**
LA State License: **01778458**
LO: **Real Broker**
LO State License: **02022092**

LA#: **760-420-5181**

LO#: **619-663-8680**

Private Remarks: **In Docs, see the PDF attached to this MLS listing titled Showing and Offer Instructions for offer submission information. Property is sold As-Is. Buyer is advised to independently verify the accuracy of all information. Offer deadline is Monday, Oct. 7th at 5 PM. Send offers to offers@thinkrealestategroup.com and thinknicoles@gmail.com. Text or call Nicole with questions at 760-420-5181.**

List ID: 24444067

PT: Residential 1211 NORTON AVE, GLENDALE 91202

Price: \$1,000,000



Status: **A** Area: 626
Bedrooms: **2** Baths: **2** Sqft: **1227**
View?: **Y** Public
Property Sub Type: **Single Family Residence**
Open House Type: **Public**
Open House Dt(s): **10/02/2024**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**

DOM: **7**
Lot: **6,296**
Yr Blt: **1939**
Parcel Number: **5628019013**
Open House URL:

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

LA: **Gail Crosby**
LA State License: **01377453**
LO: **Sotheby's International Realty**
LO State License: **00899496**

LA#: **323-428-2864**

LO#: **323-665-1700**

Private Remarks: **Tenant living in house. Seller may or may not do a 1031 exchange at no cost to Buyer. Flat-screen Television not included.**

List ID: P1-19417

PT: Residential 738 BURCHETT ST, GLENDALE 91202

Price: \$1,295,000



Status: **A** Area: 626
Bedrooms: **3** Baths: **2** Sqft: **1360**
View?: **Y** Public
Property Sub Type: **Single Family Residence**
Open House Type: **Public**
Open House Dt(s): **10/02/2024**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**

DOM: **4**
Lot: **6,052**
Yr Blt: **1925/PUB**
Parcel Number: **5635011011**
Open House URL:

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

LA: **Teresa Fuller**
LA State License: **01315387**
LO: **COMPASS**
LO State License: **01991628**

LA#: **(626) 483-0710**

LO#: **(626) 205-4040**

Private Remarks: **Offers due Monday, October 7th, by 6pm to hello@teresafuller.com. For offer guidelines please email hello@teresafuller.com. Garage offers almost 350 SF of flex space - great ADU potential. Four minute drive to Griffith Park and six minutes to the Erewhon coming to the old Virgil's Hardware location! Fireplace and chimney have not been inspected and should be considered decorative only. All information provided is from third parties and agent cannot and will not verify it. Buyers to do their own investigations to satisfy themselves regarding all aspects of property including permit history, square footage/lot size, bed/bath count, fire severity zone, neighborhood designation, rules and taxes.**



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Open Houses **Within** The Glendale Area

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List ID: **GD24198570**

PT: Residential 4363 LAUDERDALE AVE, LA CRESCENTA 91214

Price: **\$1,295,000**



Status: **A** Area: 635
Bedrooms: **3** Baths: **3** Sqft: **1308**
View?: **N** **Public**
Property Sub Type: **Single Family Residence**
Open House Type: **Public**
Open House Dt(s): **10/02/2024**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**

DOM: **6**
Lot: **8,071**
Yr Blt: **2012/OTH**
Parcel Number: **5604013033**
Open House URL:

Pool?: **N**
Showing Agent: **Selvy Buchanan**
SLC: **STD**

LA: **Raffi Soualian**
LA State License: **01887303**
LO: **JohnHart Real Estate**
LO State License: **01873088**

LA#: **818-464-5819**
LO#: **818-246-1099**

Private Remarks: **Please note: Property is on a double lot, has 2 APN #'s, which makes the lot sizes 8071SqFt. The title states both Glendale and La Crescenta as the city in which property is located. 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.Johnhartrealestate.com/Lauderdale. Thank you!**

List ID: **GD24199458**

PT: Residential 2201 VIA SALDIVAR ST, GLENDALE 91208

Price: **\$1,595,000**



Status: **A** Area: 627
Bedrooms: **3** Baths: **3** Sqft: **1982**
View?: **Y** **Public**
Property Sub Type: **Single Family Residence**
Open House Type: **Public**
Open House Dt(s): **10/02/2024**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**

DOM: **4**
Lot: **23,099**
Yr Blt: **1958/ASR**
Parcel Number: **5614037020**
Open House URL:

Pool?: **Y**
Showing Agent: **Craig Farestveit**
SLC: **STD,TRUS**

LA: **Craig Farestveit**
LA State License: **00990645**
LO: **Craig Estates & Fine Propertie**
LO State License: **01790103**

LA#: **818-790-2192**

Private Remarks:

List ID: **24446867**

PT: Residential 1428 ROYAL BLVD, GLENDALE 91207

Price: **\$3,100,000**



Status: **A** Area: 627
Bedrooms: **5** Baths: **4** Sqft: **3100**
View?: **Y** **Broker**
Property Sub Type: **Single Family Residence**
Open House Type: **Broker**
Open House Dt(s): **10/02/2024**
Open House Starts: **10:00AM**
Open House Ends: **2:00PM**

DOM: **1**
Lot: **10,772**
Yr Blt: **1927**
Parcel Number: **5650006016**
Open House URL:

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

LA: **Maryann O'Donnell**
LA State License: **01377809**
LO: **Compass**
LO State License: **01991628**

LA#: **310-990-7621**
LO#: **323-593-6999**

Private Remarks: **For private showings, text Dorian Newberry at 424-777-5280. Though the fireplace is a working fireplace, it is considered decorative and no repairs or credits for the fireplace will convey. The home is furnished inside and out (many pieces are custom) and these items convey with the home if desired.**

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

List ID: **GD24199337**

PT: Residential Income 420 W ALAMEDA AVE, BURBANK 91506

Price: **\$1,475,000**



Status: **A** Area: 610
Bedrooms: **3** Baths: **3** Sqft: **Public**
View?: **Y** **Public**
Property Sub Type: **Quadruplex**
Open House Type: **Public**
Open House Dt(s): **10/02/2024**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**

DOM: **1**
Lot: **5,751**
Yr Blt: **1954/ASR**
Parcel Number: **5625021029**
Open House URL:

Pool?: **N**
Showing Agent: **Arin Baroni**
SLC: **STD**

LA: **Arin Baroni**
LA State License: **01895781**
LO: **Silver Spoon Properties**
LO State License: **01862011**

LA#: **310-402-1797**
LO#: **818-612-3242**

Notes:

Directions: **CROSS ST: MAIN ST**

Private Remarks: **UNIT B: Paying \$1,850/month (2 Bed+1 Bath) Long term tenant approx 10-11 years. Submit offers to Arin@windfallrg.com**