



Glendale Caravan || October 30, 2024

Open Houses **Within** The Glendale Area

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

List ID: [BB24213805](#)

PT: Residential 3810 NEW YORK AVE, LA CRESCENTA 91214

Price: \$1,550,000



Status: **A** Area: 635 DOM: **12**
 Bedrooms: **4** Baths: **2** Sqft: **2259** Lot: **24,283**
 View?: **Y** Public Yr Blt: **1964/ASR**
 Property Sub Type: **Single Family Residence** Parcel Number: **5607019001**
 Open House Type: **Public** Open House URL:
 Open House Dt(s): **10/30/2024**
 Open House Starts: **10:00AM** Pool?: **Y**
 Open House Ends: **1:00PM** Showing Agent: **Grace Miranda**
 SLC: **STD**

LA: **Grace Miranda** LA#:
 LA State License: [01275725](#) LO#: **818-239-3500**
 LO: **Keller Williams Realty World Media Center**
 LO State License: [01521876](#)

Private Remarks: We are unsure of the location of property lines, the buyer is strongly encouraged to investigate, see photos. Some records say the city is Glendale, others say La Crescenta-- buyer to investigate. This is next to 12 acres of Mountain Oaks land, here is a link to a news article in case your buyers ask: <https://www.crescentvalleyweekly.com/leisure/04/03/2014/peek-secluded-mountain-oaks/> Please note that our office is closed on Sundays. Call ShowingTime at 800-746-9464 to schedule an appointment. WE WANT TO MAKE IT EASY FOR YOU, TEXT US AT 818-570-1255 FOR DETAILS. Email offers with pre-approval letter, POF, and FICO scores IN ONE PDF to MirandaOffer@gmail.com. Seller instructs Broker to publish in the MLS that taking of images is limited to those persons preparing Appraisal or Inspection reports.

List ID: [P1-19409](#)

PT: Residential 2738 SLEEPY HOLLOW PL, GLENDALE 91206

Price: \$2,750,000



Status: **A** Area: 624 DOM: **32**
 Bedrooms: **5** Baths: **5** Sqft: **4319** Lot: **22,146**
 View?: **Y** Public Yr Blt: **2001/PUB**
 Property Sub Type: **Single Family Residence** Parcel Number: **5666027005**
 Open House Type: **Public** Open House URL:
 Open House Dt(s): **10/30/2024**
 Open House Starts: **10:00AM** Pool?: **N**
 Open House Ends: **1:00PM** Showing Agent: **STD**
 SLC: **STD**

LA: **Linda Hall** LA#: **(818) 406-7166**
 LA State License: [01787414](#) LO#: **(818) 790-0048**
 LO: **Keller Williams Real Estate Services**
 LO State License: [01434190](#)

Private Remarks: Seller is motivated as she is in contract on her next home of choice. She just reduced a total of \$250,000 - which brings the list price well below fair market value. Seller will consider SELLER FINANCING of up to 30% of the purchase price (if price & terms are acceptable) with either of these two options: 1) 5% interest for up to 5 years - plus a minimum of \$48,000 pay down on the principal each year. 2) 7% interest only up to 3 years. Easy to show - no lockbox. LA must attend all showings.

List ID: [P1-19686](#)

PT: Residential 1329 CAMPBELL ST, GLENDALE 91207

Price: \$3,495,000



Status: **A** Area: 627 DOM: **7**
 Bedrooms: **4** Baths: **6** Sqft: **3853** Lot: **11,018**
 View?: **N** Public Yr Blt: **1923/ASR**
 Property Sub Type: **Single Family Residence** Parcel Number: **5647012002**
 Open House Type: **Public** Open House URL:
 Open House Dt(s): **10/30/2024**
 Open House Starts: **10:00AM** Pool?: **Y**
 Open House Ends: **1:00PM** Showing Agent: **STD**
 SLC: **STD**

LA: **Mike Kobeissi** LA#:
 LA State License: [01011211](#) LO#: **(818) 725-1041**
 LO: **Kobeissi Properties**
 LO State License: [01873039](#)

Private Remarks: **Totally Redone 2017 Main house 3413 SQFT. plus 440 guest room with one bath and an amazing outdoor Family room.**