



Sunland/Tujunga/Shadow Hills Caravan || February 12, 2025

Open Houses **Within** The Sunland/Tujunga/Shadow Hills Area

MLS Areas: 624-628,634-635,659,672-673,SUNV

There are No Members With an Open House **Outside** The Sunland/Tujunga/Shadow Hills Area

List ID: [25494853](#)

PT: Residential 1132 PRINCETON DR, GLENDALE 91205

Price: **\$1,250,000**



Status: **A** Area: 628
Bedrooms: **3** Baths: **2** Sqft:
View?: **Y** **Broker**
Property Sub Type: **Single Family Residence**
Open House Type: **Broker**
Open House Dt(s): **02/12/2025**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**

DOM: **1**
Lot: **4,001**
Yr Blt: **1924**
Parcel Number: **5678005025**
Open House URL:

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

LA: **Marcie Hartley**
LA State License: [01358268](#)
LO: **Carolwood Estates**
LO State License: [02200006](#)

LA#: **310-980-0141**
LO#: **310-623-3600**

Private Remarks: **Broker does not guarantee the accuracy of the information provided, including square footage, lot size, permitted or un-permitted spaces, and/or bedroom/bathroom count. Buyer is advised to independently verify the accuracy of this information through inspections, building permits and/or with appropriate professionals (i.e. attorney, appraiser, architect, contractor, etc.).**

List ID: [SR25013843](#)

PT: Residential 3016 N VERDUGO RD, GLENDALE 91208

Price: **\$1,369,000**



Status: **A** Area: 635
Bedrooms: **3** Baths: **2** Sqft: **1751**
View?: **N** **Broker**
Property Sub Type: **Single Family Residence**
Open House Type: **Broker**
Open House Dt(s): **02/12/2025**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**

DOM: **1**
Lot: **8,609**
Yr Blt: **1937/ASR**
Parcel Number: **5613021024**
Open House URL:

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

LA: **Wendy Neckels**
LA State License: [01354763](#)
LO: **Coldwell Banker Realty**
LO State License: [00616212](#)

LA#: **818-421-9131**
LO#: **818-788-5400**

Private Remarks: **Email offers in one PDF to wendyneckels@outlook.com & blangs1219@gmail.com. Offers to include current financial statement(s) showing POF to close (no letters or screenshots). If financing, provide a current preapproval letter from a direct lender. Broker/Listing agents do not guarantee the accuracy of the information provided, including, but not limited to, square footage, lot size, easements (if any) permitted or unpermitted spaces, renovations, updates & upgrades, rent control, school boundaries, eligibility & availability, zoning. Buyer(s) & buyer(s) agent(s) are advised to independently verify the accuracy of all information & to do their own due diligence. Tax rolls incorrectly show this as a 2 bedroom, but it is 3. Property Co-Listed with Betty Langs CB Realty. Photo of pool is virtually staged. All offers due by Tues, 02/18/2025 at noon.**

List ID: [PF25026469](#)

PT: Residential 2529 OLIVE AVE, LA CRESCENTA 91214

Price: **\$1,400,000**



Status: **A** Area: 635
Bedrooms: **3** Baths: **2** Sqft: **1872**
View?: **Y** **Public**
Property Sub Type: **Single Family Residence**
Open House Type: **Public**
Open House Dt(s): **02/12/2025**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**

DOM: **5**
Lot: **9,340**
Yr Blt: **1928/ASR**
Parcel Number: **5867012084**
Open House URL:

Pool?: **N**
Showing Agent: **Alexander Gingrich**
SLC: **TRUS**

LA: **Alexander Gingrich**
LA State License: [01797428](#)
LO: **Engel & Volkers La Canada**
LO State License: [02221897](#)

LA#: **818-919-0159**
LO#: **818-790-6774**

Private Remarks: **Seller is requesting offers to be submitted by 5:00pm on Thursday (2/13), submit offers to alex@alexgingrich.com, please text to confirm submission. Rock foundation was inspected by contractor firm Seismic Safety, no significant issues found, report can be emailed upon request. Per seller, some of the back deck is on Angeles National Forest land. Though seller believes the fireplaces and chimneys to be in good working order, they are being sold as decorative items.**



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List ID: [PW24250474](#)

PT: Residential 2541 SLEEPY HOLLOW DR, GLENDALE 91206

Price: **\$1,449,000**



Status: **A** Area: 624
 Bedrooms: **3** Baths: **2** Sqft: **1867**
 View?: **Y** **Broker**
 Property Sub Type: **Single Family Residence**
 Open House Type: **Broker**
 Open House Dt(s): **02/12/2025**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**

DOM: **57**
 Lot: **14,159**
 Yr Blt: **1966/ASR**
 Parcel Number: **5666020041**
 Open House URL:
 Pool?: **N**
 Showing Agent: **Fred Salas**
 SLC: **STD**

LA: **Fred Salas** LA#: **562-367-1624**
 LA State License: [00919895](#)
 LO: **Berkshire Hathaway HomeServices California Properties** LO#: **562-945-2221**
 LO State License: [01218499](#)

Private Remarks: **Questions? I Welcome Your Call-Fred**

List ID: [25495675](#)

PT: Residential 2225 E CHEVY CHASE DR, GLENDALE 91206

Price: **\$1,649,000**



Status: **A** Area: 624
 Bedrooms: **3** Baths: **2** Sqft: **1696**
 View?: **Y** **Public**
 Property Sub Type: **Single Family Residence**
 Open House Type: **Public**
 Open House Dt(s): **02/12/2025**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**

DOM: **4**
 Lot: **48,024**
 Yr Blt: **1951**
 Parcel Number: **5663007007**
 Open House URL:
 Pool?: **N**
 Showing Agent:
 SLC: **STD**

LA: **Shannon Fenton** LA#: **310-365-6118**
 LA State License: [01906521](#)
 LO: **Compass** LO#: **323-593-6999**
 LO State License: [01991628](#)

Private Remarks: **Offers due Wed. 2/12 at 2pm. Sale includes the following 3 APN's: 5663-007-007, 5663-007-017 & 5663-007-023. Broker, Agents, and Sellers make no warranties or representations nor guarantee the accuracy of square footage, bed/bath count, use, lot size, permitted space, permit history, projected rents, descriptions herein, school district, or other information re: the conditions/features of property provided by the seller or obtained from Public Records/other sources. Representations made on the MLS may differ from public records or information obtained during the buyer's investigation. Buyer to independently verify all information. Submit offers to Offers@FentonLA.com**