

Glendale Caravan || April 9, 2025

Open Houses *Within* The Glendale Area

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

List ID: [BB25066670](#)

PT: Residential 1935 ALPHA RD #342, GLENDALE 91208



Status: **A** Area: 627
 Bedrooms: **1** Baths: **1** Sqft: **689**
 View?: **Y** **Public**
 Property Sub Type: **Condominium**
 Open House Type: **Public**
 Open House Dt(s): **04/09/2025**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**

Price: **\$525,000**
 DOM: **12**
 Lot: **219,197**
 Yr Blt: **1969/ASR**
 Parcel Number: **5654002120**
 Open House URL:

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

LA: **Lilit Ghalumian**
 LA State License: [02096505](#)
 LO: **Real Brokerage Technologies**
 LO State License: [02022092](#)

LA#: **747-281-3800**
 LO#: **855-450-0442**

Private Remarks: **Property is sold as is.**

List ID: [GD25073687](#)

PT: Residential 3611 4TH AVE, LA CRESCENTA 91214



Status: **A** Area: 635
 Bedrooms: **2** Baths: **1** Sqft: **762**
 View?: **Y** **Public**
 Property Sub Type: **Single Family Residence**
 Open House Type: **Public**
 Open House Dt(s): **04/09/2025**
 Open House Starts: **10:00AM**
 Open House Ends: **2:00PM**

Price: **\$999,950**
 DOM: **4**
 Lot: **3,956**
 Yr Blt: **1947/ASR**
 Parcel Number: **5604023016**
 Open House URL:

Pool?: **N**
 Showing Agent: **Robert Thomas**
 SLC: **STD, TRUS**

LA: **Robert Thomas**
 LA State License: [00667435](#)
 LO: **Time Residential Realty**
 LO State License: [00667435](#)

LA#: **818-247-9000**

Private Remarks: **Broker Caravan this Tuesday (11:00am to 2:00pm). Please e-mail Listing Broker (Robert Thomas, Time Residential Realty) all offers. All offers must include Proof of Funds, Lender Approval Letter and FICO Scores. Standard Trust Sale with no Court confirmation. Subject Property is to be sold in its present "As-Is" condition. Accuracy of MLS info deemed reliable but not guaranteed. Buyer is advised to investigate all aspects of the property & verify the accuracy of all information provided.**

List ID: [P1-21613](#)

PT: Residential 824 PALM DR, GLENDALE 91202



Status: **A** Area: 626
 Bedrooms: **3** Baths: **2** Sqft: **1516**
 View?: **N** **Public**
 Property Sub Type: **Single Family Residence**
 Open House Type: **Public**
 Open House Dt(s): **04/09/2025**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**

Price: **\$1,095,000**
 DOM: **2**
 Lot: **6,591**
 Yr Blt: **1931/PUB**
 Parcel Number: **5635004032**
 Open House URL:

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

LA: **Heather Scherbert**
 LA State License: [01959915](#)
 LO: **Coldwell Banker Realty**
 LO State License: [00616212](#)

LA#: **(818) 903-3393**
 LO#: **(818) 790-3334**

Private Remarks: **For showings contact Heather Scherbert (818) 903-3393 or Lisa Zastrow (818) 371-3018. Offers due Monday, April 14th at 12pm.**

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List ID: [GD25051070](#)

PT: Residential 1854 LOS ENCINOS AVE, GLENDALE 91208

Price: **\$1,099,500**



Status: **A** Area: 627
 Bedrooms: **2** Baths: **2** Sqft: **1388**
 View?: **Y** Broker
 Property Sub Type: **Single Family Residence**
 Open House Type: **Broker**
 Open House Dt(s): **04/09/2025**
 Open House Starts: **10:00AM**
 Open House Ends: **4:00PM**

DOM: **5**
 Lot: **4,178**
 Yr Blt: **1936/ASR**
 Parcel Number: **5654011008**
 Open House URL:

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

LA: **Arthur Mangassarian**
 LA State License: [00751703](#)
 LO: **Re/Max Tri-City Realty**
 LO State License: [01038441](#)

LA#: **818-636-8899**
 LO#: **818-409-0040**

Private Remarks: **All offers due 4/10/2025 Offers to be single PDF file emailed to arthurmangre@gmail.com along with proof of down payment and prequel letter.**

List ID: [25521295](#)

PT: Residential 1219 GRAYNOLD AVE, GLENDALE 91202

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



Status: **A** Area: 626
 Bedrooms: **2** Baths: **2** Sqft: **1700**
 View?: **N** Public
 Property Sub Type: **Single Family Residence**
 Open House Type: **Public**
 Open House Dt(s): **04/09/2025**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**

DOM: **4**
 Lot: **6,202**
 Yr Blt: **1937**
 Parcel Number: **5628022022**
 Open House URL:

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

LA: **Melissa Ryan**
 LA State License: [01160269](#)
 LO: **Coldwell Banker Realty**
 LO State License: [00616212](#)

LA#: **310-993-8319**
 LO#: **310-820-6651**

Private Remarks: **Broker/Agent does not guarantee accuracy of square footage, lot size, zoning, rent control, permits, use code, schools and/or other information concerning the conditions or features of the property provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals.**

List ID: [GD25074654](#)

PT: Residential 1628 SANTA ROSA AVE, GLENDALE 91208

Price: **\$1,460,000**



Status: **A** Area: 627
 Bedrooms: **4** Baths: **4** Sqft: **2019**
 View?: **Y** Public
 Property Sub Type: **Single Family Residence**
 Open House Type: **Public**
 Open House Dt(s): **04/09/2025**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**

DOM: **3**
 Lot: **6,573**
 Yr Blt: **1939/ASR**
 Parcel Number: **5616004028**
 Open House URL:

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

LA: **Armen Abrahamians**
 LA State License: [01848834](#)
 LO: **The Global Brokerage Inc.**
 LO State License: [02222907](#)

LA#: **310-854-9314**
 LO#: **818-303-3121**

Private Remarks: **PRIVATE REMARKS: Tax assessor shows 2/2 1,581 SF, Property was measured by Planlab LA shows 3 Beds + office and 2.75 Bath, and 2019 SF. Seller and/or seller**

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List ID: [GD25059818](#)

PT: Residential 2999 COUNTRY CLUB DR, GLENDALE 91208

Price: **\$1,550,000**



Status: **A** Area: 627
 Bedrooms: **3** Baths: **2** Sqft: **2071**
 View?: **Y** Public
 Property Sub Type: **Single Family Residence**
 Open House Type: **Public**
 Open House Dt(s): **04/09/2025**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**
 DOM: **1**
 Lot: **11,113**
 Yr Blt: **1949/ASR**
 Parcel Number: **5616005045**
 Open House URL:
 Pool?: **Y**
 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: **First showings at Broker Open House, April 9, 2025 10am. Call Kathy with any questions. Email offers to KathyRealtor1@gmail.com Buyer to verify all information to their satisfaction.**

List ID: [GD25071002](#)

PT: Residential 1425 BELLEAU RD, GLENDALE 91206

Price: **\$1,898,000**



Status: **A** Area: 624
 Bedrooms: **3** Baths: **3** Sqft: **2254**
 View?: **Y** Public
 Property Sub Type: **Single Family Residence**
 Open House Type: **Public**
 Open House Dt(s): **04/09/2025**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**
 DOM: **7**
 Lot: **9,680**
 Yr Blt: **1960/ASR**
 Parcel Number: **5659013004**
 Open House URL:
 Pool?: **Y**
 Showing Agent: **Jenny Manukyan**
 SLC: **TRUS**
 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: Title states 4 bedrooms, 2 bathrooms and 1862 SqFt. Please verify all information to satisfy self. 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 and raffibroker@gmail.com or fax to 8889656161. Please visit www.Johnhartrealestate.com/Belleau. Thank you!**

List ID: [P1-21586](#)

PT: Residential 1441 CLEVELAND RD, GLENDALE 91202

Price: **\$2,050,000**



Status: **A** Area: 626
 Bedrooms: **3** Baths: **3** Sqft: **1940**
 View?: **N** Broker
 Property Sub Type: **Single Family Residence**
 Open House Type: **Broker**
 Open House Dt(s): **04/09/2025**
 Open House Starts: **10:00AM**
 Open House Ends: **1:00PM**
 DOM: **5**
 Lot: **7,901**
 Yr Blt: **1929/ASR**
 Parcel Number: **5628005006**
 Open House URL:
 Pool?: **Y**
 Showing Agent: **Y**
 SLC: **STD**
 LA: **Samuel Buchanan**
 LA State License: [00885794](#)
 LO: **B & B Properties**
 LO State License: [00894996](#)
 LA#: **(818) 497-4073**
 LO#: **(818) 790-4040**

Private Remarks: **Offers due FRIDAY APRIL 11th AT 10:00 AM Open for Glendale Caravan April 9th 10:00 to 1:00 PM Offers email to: dianebuchanan53@gmail.com. Please submit offers with proof of funds and Pre-qualification from lender. Call or text Sam for appointment. 818-497-4073. Property sold as is. Buyer and brokers should verify all information to their own satisfaction. Brokers/agents do not guarantee accuracy of square footage, lot size, boundary lines, schools or any other information concerning the condition or features of the Property. Buyer to independently verify any and all information regarding the property. Per seller's instructions, offers submitted with buyer personal letters or photos will be returned to the submitting Broker. Fireplace in living room and primary bedroom are both decorative. Seller will need up to 60 days Rent Back after close of escrow.**



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List ID: [NP25057006](#)

PT: Residential 1000 PRINCIPIA DR, GLENDALE 91206

Price: \$2,147,000



Status: **A** Area: 624 DOM: **25**
Bedrooms: **3** Baths: **2** Sqft: **2370** Lot: **12,332**
View?: **Y** Broker Yr Blt: **1969/ASR**
Property Sub Type: **Single Family Residence** Parcel Number: **5665007008**
Open House Type: **Broker** Open House URL:
Open House Dt(s): **04/09/2025**
Open House Starts: **10:00AM** Pool?: **N**
Open House Ends: **1:00PM** Showing Agent: **Kirstin Temesvary**
SLC: **STD**

LA: **Kirstin Temesvary**
LA State License: [01708273](#)
LO: **Reve Pacific**
LO State License: [01708273](#)

LA#: **949-274-2015**
LO#: **949-274-2015**

Private Remarks: **Showings will only be held on either Saturdays or Sundays via Open House. Check the listing for exact time. Call or text Denny Pender at (949) 331-2077 with questions.**

List ID: [GD25062967](#)

PT: Residential 1510 PRINCES, GLENDALE 91207

Price: \$3,495,000



Status: **A** Area: 627 DOM: **5**
Bedrooms: **7** Baths: **6** Sqft: **4628** Lot: **13,200**
View?: **Y** Public Yr Blt: **1930/PUB**
Property Sub Type: **Single Family Residence** Parcel Number: **5650025012**
Open House Type: **Public** Open House URL:
Open House Dt(s): **04/09/2025**
Open House Starts: **10:00AM** Pool?: **Y**
Open House Ends: **1:00PM** Showing Agent: **Leanne Reynolds**
SLC: **STD**

LA: **Leanne Reynolds**
LA State License: [01423890](#)
LO: **eXp Realty of California Inc**
LO State License: [01878277](#)

LA#: **818-731-9300**
LO#: **888-584-9427**

Private Remarks: