



Glendale Caravan || September 03, 2025

Open Houses **Within** The Glendale Coverage Area

AREAS: 618, 624, 626, 627, 628, 634, 635, 659, 672, SUNV

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

List ID: [GD25192220](#)

PT: Residential 2412 MOUNTAIN AVE, LA CRESCENTA 91214

Price: **\$1,099,000**



Status: **A** Area: 635
Bedrooms: **3** Baths: **3** Sqft: **2335**
View?: **Y** **Broker**
Property Sub Type: **Single Family Residence**
Open House Type: **Broker**
Open House Dt(s): **09/03/2025**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**

DOM: **7**
Lot: **9,132**
Yr Blt: **1954/ASR**
Parcel Number: **5804006045**
Open House URL:

Pool?: **N**
Showing Agent: **Robert Schad**
SLC: **TRUS**

LA: **Robert Schad**
LA State License: **01788874**
LO: **Keller Williams R. E. Services**
LO State License: **01434190**

LA#:
LO#: **818-432-3200**

Private Remarks: **Trust sale; No court confirmation required. Property being sold in its present As Is condition. No termite report or corrective work to be a part of the transaction. Seller will not make any repairs or give any monetary credits. Please send offer with cash or direct lender DU approval and proof of funds to rjsproperties@gmail.com. Please use CAR RPA 6/25 with Trust Advisory. Please do not use company specific addendum, SBSA or other attachments. Any CAR Forms or Offer Attachments you want considered for Seller Signature need to be attached and presented with the offer. Best and Final Offers are requested by 9:00 AM, Monday, September 8, 2025. Previous owner passed away on property natural causes, 93 years old, March 5, 2025. Correct Seller / Agent Information for writing an offer are attached. *FLOOR-PLAN is LINKED UNDER DOCUMENTS. *Broker and brokers agents do not represent or guarantee accuracy of the square footage, bedroom/bathroom count, lot size or lot lines/dimensions, permitted or unpermitted spaces, school boundary lines or eligibility, or other information concerning the conditions or features of the property. Buyer is advised to independently verify the accuracy of all information.***

List ID: [P1-23860](#)

PT: Residential 1574 E GLENOAKS BLVD, GLENDALE 91206

Price: **\$1,350,000**



Status: **A** Area: 624
Bedrooms: **3** Baths: **3** Sqft: **2521**
View?: **N** **Broker**
Property Sub Type: **Single Family Residence**
Open House Type: **Broker**
Open House Dt(s): **09/03/2025**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**

DOM: **0**
Lot: **8,367**
Yr Blt: **1964/PUB**
Parcel Number: **5661004021**
Open House URL:

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

LA: **Kathleen Bywater**
LA State License: **01991093**
LO: **Berkshire Hathaway Home Servic**
LO State License: **01317331**

LA#: **(818) 469-8498**
LO#: **(626) 440-5100**

Private Remarks: **Submit offers as ONE PDF file to KBYWATER@BHHSICAL.COM, including: Proof of Funds (POF) Pre-Approval Letter Completed Residential Purchase Agreement (RPA) Additionally, ensure the Disclosure & Receipt for Reports are reviewed and signed by the buyer and included with offer. The sellers owned the home for 61 years, Showings by appointment only. Contact Kathleen at (818) 469-8498 to schedule. Property sold 'As Is.' Sellers recommend Pickford Escrow and California Title. Buyer to verify all details, including permits, square footage, and any other aspects of the property. Assessor's record: 2,473 SQFT | PlanLab measurement: 2,521 SQFT | 3 Bedrooms | 3 Bathrooms. Fireplace is Decorative**

List ID: [25583217](#)

PT: Residential 1358 JUSTIN AVE, GLENDALE 91201

Price: **\$1,695,000**



Status: **A** Area: 626
Bedrooms: **3** Baths: **2** Sqft: **1400**
View?: **N** **Public**
Property Sub Type: **Single Family Residence**
Open House Type: **Public**
Open House Dt(s): **09/03/2025**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**

DOM: **1**
Lot: **8,534**
Yr Blt: **1926**
Parcel Number: **5622021028**
Open House URL:

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

LA: **Douglas Stockley**
LA State License: **01755158**
LO: **eXp Realty of California Inc**
LO State License: **01878277**

LA#: **424-354-9804**
LO#: **888-584-9427**

Private Remarks: **Buyer to verify ALL MLS info, including but not limited to zoning, permits and uses, bed/bath counts, all square footage, schools, and their enrollment availability. Buyer is advised to independently investigate all aspects of the property, verify the accuracy of all information provided through personal inspection & with appropriate professionals to Buyers satisfaction.**



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List ID: [25585889](#)

PT: Residential 2260 HOLLISTER TER, GLENDALE 91206

Price: \$1,749,000



Status: **A** Area: 624 DOM: **0**
Bedrooms: **5** Baths: **4** Sqft: **3012** Lot: **11,467**
View?: **Y** Broker Yr Blt: **1949**
Property Sub Type: **Single Family Residence** Parcel Number: **5666005019**
Open House Type: **Broker** Open House URL:
Open House Dt(s): **09/03/2025**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM** Pool?: **N**
Showing Agent: SLC: **STD**

LA: **Thomas Hilal** LA #: **310-486-1065**
LA State License: [01354379](#)
LO: **Nourmand & Associates-BH** LO #: **310-274-4000**
LO State License: [00656371](#)

Private Remarks: **Please call/text LA 2 for all showing requests.**

List ID: [25581399](#)

PT: Residential 1148 CORDOVA AVE, GLENDALE 91207

Price: \$1,795,000



Status: **A** Area: 627 DOM: **1**
Bedrooms: **3** Baths: **2** Sqft: **1834** Lot: **7,551**
View?: **Y** Broker Yr Blt: **1931**
Property Sub Type: **Single Family Residence** Parcel Number: **5646003004**
Open House Type: **Broker** Open House URL:
Open House Dt(s): **09/03/2025**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM** Pool?: **N**
Showing Agent: SLC: **STD**

LA: **David Robles** LA #: **213-712-4343**
LA State License: [01134528](#)
LO: **Real Broker** LO #: **619-663-8680**
LO State License: [02022092](#)

Private Remarks: **Brokers Open: Tues. 9/2 11-2 PM & Wed. 9/3 10-1 PM -Sat. 9/6 1-3PM & Sun. 9/7 1-4 PM. Offers are due Tuesday. 9/9. Send offers to dave@daverobles.com AND Offers@thinkrealestategroup.com. Fireplace is decorative only and is not a functioning fireplace.**

List ID: [GD25185888](#)

PT: Residential 1163 GENEVA ST, GLENDALE 91207

Price: \$1,995,000



Status: **A** Area: 627 DOM: **6**
Bedrooms: **4** Baths: **3** Sqft: **2585** Lot: **7,025**
View?: **Y** Broker Yr Blt: **1930/ASR**
Property Sub Type: **Single Family Residence** Parcel Number: **5647020033**
Open House Type: **Broker** Open House URL:
Open House Dt(s): **09/03/2025**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM** Pool?: **Y**
Showing Agent: SLC: **STD**

LA: **Phyllis Harb** LA #: **818-790-8300**
LA State License: [00848750](#)
LO: **Coldwell Banker Hallmark** LO #: **818-790-8300**
LO State License: [01079007](#)

Private Remarks: **supra front door go direct Offers are due by September 14th at 7:00 PM. Seller reserves the right to accept an offer prior to that date at their discretion." DIGITAL BROCHURE: https://app.highnote.io/c/p/acb38511/1163-geneva-st-glendale-91207 email: leads@harbandco.com 818 790-7325 is landline no texts Seller requests that you remove your shoes upon entry. If you prefer not to, disposable booties are available for your use. Use of booties is at your own risk; seller is not responsible for slip or fall accidents. Please be aware: property is under video surveillance**



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List ID: [GD25183558](#)

PT: Residential 2430 ORANGE AVENUE, LA CRESCENTA 91214



Status: **A** Area: 635
Bedrooms: **3** Baths: **3** Sqft: **2190**
View?: **Y** Public
Property Sub Type: **Single Family Residence**
Open House Type: **Public**
Open House Dt(s): **09/03/2025**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**

Price: **\$2,395,000**
DOM: **17**
Lot: **11,121**
Yr Blt: **1925/ASR**
Parcel Number: **5804024052**
Open House URL:

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

LA: **Mark Trueblood**
LA State License: [00791349](#)
LO: **TRUMARK Real Estate Management**
LO State License: [00134795](#)

LA#:
LO #: **818-246-7221**

Private Remarks:

List ID: [GD25196281](#)

PT: Residential 2111 RIMCREST DR, GLENDALE 91207



Status: **A** Area: 626
Bedrooms: **4** Baths: **5** Sqft: **6154**
View?: **Y** Public
Property Sub Type: **Single Family Residence**
Open House Type: **Public**
Open House Dt(s): **09/03/2025**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**

Price: **\$4,795,000**
DOM: **0**
Lot: **27,754**
Yr Blt: **1986/PUB**
Parcel Number: **5648032010**
Open House URL:

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

LA: **Ara Keshishian**
LA State License: [01866459](#)
LO: **Coldwell Banker Realty**
LO State License: [00616212](#)

LA#: **818-795-9054**
LO #: **818-790-3334**

Private Remarks: **Offer will be reviewed as they are submitted. House was measured at 6,154 SF by Planlab LA. Title shows 5,999 SF and 5 Bed 6 Bath. The seller incorporated a bedroom and one of the bathrooms in the lower level to create a larger space. Buyer is advised to conduct their own due diligence.**