



Glendale Caravan || September 10, 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: [GD25202520](#) PT: Residential 67 PENHILL CT, GLENDALE 91206



Status: **A** Area: 624
Bedrooms: **2** Baths: **3** Sqft: **1837**
View?: **Y** Public
Property Sub Type: **Townhouse**
Open House Type: **Public**
Open House Dt(s): **09/10/2025**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**
Price: **\$924,888**
DOM: **1**
Lot: **2,089**
Yr Blt: **1974/ASR**
Parcel Number: **5663027007**
Open House URL:
Pool?: **N**
Showing Agent: **Edwin Ordubegian**
SLC: **STD, TRUS**
LA#: **818-631-3324**
LA State License: [01264835](#)
LO: **Coldwell Banker Hallmark**
LO State License: [01079007](#)
LO #: **818-790-8300**

Private Remarks: **Property is Trust Sale and SOLD in AS-IS condition without any repairs or credit. We do have General Inspection, termite report and clearance and balcony SB326 inspection upon submitting offers and request. The office could be used as 3RD Bedroom. Buyer is advised to independently investigate all aspects of the property including and verify the accuracy of Any/All info including sq.ft and size, Bedrooms & Baths provided through personal inspection and with appropriate professionals and HOA in regards rules and regulations with their full satisfaction. Broker and agents do not guarantee the accuracy of the info. provided in regards ordinances, conditions or features of the property provided public record. Buyer to verify Any/All info with full satisfaction**

List ID: [GD25199058](#) PT: Residential 3950 HAMILTON LN, LA CRESCENTA 91214



Status: **A** Area: 635
Bedrooms: **4** Baths: **4** Sqft: **3267**
View?: **Y** Public
Property Sub Type: **Single Family Residence**
Open House Type: **Public**
Open House Dt(s): **09/10/2025**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**
Price: **\$1,495,000**
DOM: **2**
Lot: **7,414**
Yr Blt: **1969/ASR**
Parcel Number: **5604005008**
Open House URL:
Pool?: **N**
Showing Agent: **Craig Forestveit**
SLC: **TRUS**
LA#: **818-790-2192**
LA State License: [00990645](#)
LO: **Craig Estates & Fine Propertie**
LO State License: [01790103](#)

Private Remarks: **The subject property is being sold in its present, "as-is" condition by a Trust, and does not require court confirmation. Agents, starting September 10th, you may request a copy of all of the pre-marketing inspections by sending said request to bianca@craigstates.com. Thank you.**

List ID: [25586467](#) PT: Residential 1143 N HOWARD ST, GLENDALE 91207



Status: **A** Area: 627
Bedrooms: **3** Baths: **2** Sqft: **1700**
View?: **Y** Public
Property Sub Type: **Single Family Residence**
Open House Type: **Public**
Open House Dt(s): **09/10/2025**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**
Price: **\$1,649,000**
DOM: **6**
Lot: **6,826**
Yr Blt: **1927/ASR**
Parcel Number: **5647019028**
Open House URL:
Pool?: **N**
Showing Agent: **STD**
LA#: **213-905-2225**
LA State License: [02031645](#)
LO: **Real Broker**
LO State License: [02022092](#)
LO #: **619-663-8680**

Private Remarks: **First showings will be at the Open Houses on 9/6 & 9/7, then go direct. Call or text James at 213-905-2225 for combo code access. Title shows 3 beds, 1 bath, 1,670 sqft. Total measured square footage is 1,700 sqft per Planlab LA. Please send offers to thinkjamesyou@gmail.com and offers@thinkrealestategroup.com. Offers due by Wednesday (9/10). Seller reserves the right to accept an offer prior to the deadline. Fireplaces are considered decorative, and no repairs or credits will be provided. Buyers are advised to independently verify the accuracy of all information through personal inspections and consultation with appropriate professionals, and to rely solely on their own findings.**

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): **09/10/2025**
Open House Starts: **10:00AM**
Open House Ends: **1:00PM**
Price: **\$2,395,000**
DOM: **24**
Lot: **11,121**
Yr Blt: **1925/ASR**
Parcel Number: **5804024052**
Open House URL:
Pool?: **Y**
Showing Agent: **Mark Trueblood**
SLC: **STD**
LA#: **818-246-7221**
LA State License: [00791349](#)
LO: **TRUMARK Real Estate Management**
LO State License: [00134795](#)

Notes:

Directions: **North of Foothill Blvd. on Briggs & Left on Orange.**

Private Remarks:



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List ID: [GD25193171](#) PT: Residential 10345 MCBROOM ST, SUNLAND 91040



Price: **\$2,650,000**
Status: **A** Area: 659 DOM: **13**
Bedrooms: **4** Baths: **4** Sqft: **3915** Lot: **71,395**
View?: **Y** Public Yr Blt: **2000/ASR**
Property Sub Type: **Single Family Residence** Parcel Number: **2528031020**
Open House Type: **Public** Open House URL:
Open House Dt(s): **09/10/2025**
Open House Starts: **10:00AM** Pool?: **Y**
Open House Ends: **1:00PM** Showing Agent: **Mike Alequin**
SLC: **STD**
LA: **Mike Alequin** LA#:
LA State License: [01325873](#) LO#: **818-414-2756**
LO: **Alequin Properties**
LO State License: [01325873](#)
Notes:
Directions: **MCBroom off of Wheatland**
Private Remarks:

List ID: [P1-22220](#) PT: Residential 2707 HERMOSITA DR, GLENDALE 91208



Price: **\$2,690,000**
Status: **A** Area: 627 DOM: **117**
Bedrooms: **3** Baths: **4** Sqft: **3548** Lot: **16,843**
View?: **Y** Public Yr Blt: **1927/ASR**
Property Sub Type: **Single Family Residence** Parcel Number: **5614032005**
Open House Type: **Public** Open House URL:
Open House Dt(s): **09/10/2025** Pool?: **N**
Open House Starts: **10:00AM** Showing Agent:
Open House Ends: **1:00PM** SLC: **STD**
LA: **Suzanne Edwards** LA#: **(818) 219-1010**
LA State License: [00959224](#) LO#: **(626) 440-5100**
LO: **Berkshire Hathaway Home Servic**
LO State License: [01317331](#)
Notes: **\$200,000 Price improvement! Wonderful Mills Act potential! Fabulous Moorish castle owned by designers for the past 24 years!**
Directions: **Please use preferred navigation. Property cross street is Don Carlos or Glorietta**
Private Remarks: **Could be eligible for Mills Act tax savings!! Please do not disturb occupant.**

List ID: [25585757PS](#) PT: Residential 404 E RANDOLPH ST, GLENDALE 91207



Price: **\$2,995,000**
Status: **A** Area: 627 DOM: **6**
Bedrooms: **5** Baths: **5** Sqft: **3250** Lot: **7,832**
View?: **Y** Broker Yr Blt: **1924/ASR**
Property Sub Type: **Single Family Residence** Parcel Number: **5647014001**
Open House Type: **Broker** Open House URL:
Open House Dt(s): **09/10/2025** Pool?: **Y**
Open House Starts: **10:00AM** Showing Agent:
Open House Ends: **1:00PM** SLC: **STD**
LA: **Mark Bessey** LA#: **760-459-5686**
LA State License: [01235695](#) LO#: **310-777-7510**
LO: **Engel & Volkers Beverly Hills**
LO State License: [02068862](#)
Notes:
Directions: **Located at the corner of Randolph and Campbell, between Stocker and Mountain**
Private Remarks: **Shown by appointment only. Please call Bobby @ 310.753.4766 to schedule your private showing. Good luck and thank you for showing! List of upgrades available in Docs.**

List ID: [GD25206917](#) PT: Residential 759 FOXKIRK RD, GLENDALE 91206



Price: **\$3,950,000**
Status: **A** Area: 627 DOM: **9**
Bedrooms: **5** Baths: **6** Sqft: **5750** Lot: **18,929**
View?: **Y** Broker Yr Blt: **1992/ASR**
Property Sub Type: **Single Family Residence** Parcel Number: **5663005049**
Open House Type: **Broker** Open House URL:
Open House Dt(s): **09/10/2025** Pool?: **Y**
Open House Starts: **10:00AM** Showing Agent: **Arthur Mangassarian**
Open House Ends: **1:00PM** SLC: **STD**
LA: **Arthur Mangassarian** LA#: **818-636-8899**
LA State License: [00751703](#) LO#: **818-409-0040**
LO: **Re/Max Tri-City Realty**
LO State License: [01038441](#)
Notes:
Directions: **Mountain to Foxkirk**
Private Remarks: