

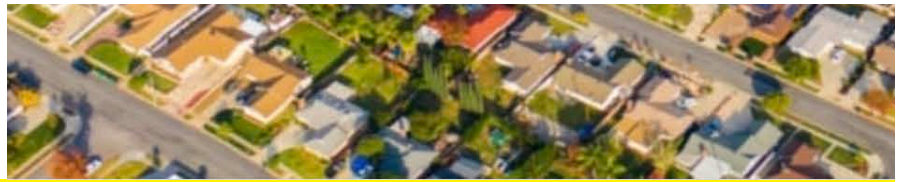
**ARCADIA ASSOC. OF REALTORS**

601 S. First Avenue, Arcadia

Office Phone: 626-446-2115

ContactUs@theaar.com

www.theaar.com

**March 13, 2024 MLS MARKETING MEETING LISTINGS**

- 1.**



**826 Junipero Dr, Duarte 91010** STATUS: **Active CONDO** PRICE: **\$500,000**  
BED / BATH: **2/1,0,0,0** YEAR BLT: **1971 (ASR)** APN: **8530005025** PRICE PER SQFT: **\$600.96**  
SQFT: **832** LOT: **7,684/0.1764** ML#: **CV24045593** ORIG \$: **\$500,000**  
GARAGE: **1/Detached** DOM / CDOM: **6/6** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
AREA: **617 - Duarte** LIST: **03/06/2024** LA: **Amy Lam, 01495301, 626-710-0734**  
Next OH: **Broker: Wed Mar 13, 10:00AM-1:00PM**

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- 2.**



**5632 Philadelphia St # 302, Chino 91710** PRICE: **\$563,500 ↓**  
ML#: **WS22153432** STATUS: **Active** LIST: **07/13/2022**  
PTYPE: **COMM** STYPE: **OFF** AC: **Yes** PARKING SPACES: **100**  
SQFT: **1150** LOT SQFT: **76,099** YRBLT: **2023** BUILDING NAME: **Chino Vista**  
LA: **JASMINE LIAO, 01735630, 626-272-2937**

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- 3.**



**1822 Garvey Ave # 2, Alhambra 91803** STATUS: **Active** PRICE: **\$698,000**  
BED / BATH: **2/3,0,0,0** YEAR BLT: **1980 (PUB)** APN: **5254011047** PRICE PER SQFT: **\$495.39**  
SQFT: **1,409** LOT: **1,047/0.024** ML#: **WS24049372** ORIG \$: **\$698,000**  
GARAGE: **2/Attached** DOM / CDOM: **0/0** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
AREA: **601 - Alhambra** LIST: **03/05/2024** LA: **LEI SHEN, 02149555, 626-328-9331**  
Next OH: **Public: Wed Mar 13, 10:00AM-1:00PM**

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- 4.**



**330 El Nido Ave, Pasadena 91107** STATUS: **Active SFR** PRICE: **\$897,000**  
BED / BATH: **2/1,0,0,0** YEAR BLT: **1926 (ASR)** APN: **5754032039** PRICE PER SQFT: **\$1,005.61**  
SQFT: **892** LOT: **6,525/0.1498** ML#: **AR24023824** ORIG \$: **\$897,000**  
GARAGE: **2/Attached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**  
AREA: **648 - Pasadena** LIST: **03/08/2024** LA: **Song Liem, 00943991, 626-390-0425**  
(SE)  
Next OH: **Public: Wed Mar 13, 10:00AM-1:00PM**

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- 5.**



**1807 S 3rd Ave, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$1,198,000**  
BED / BATH: **3/1,1,0,0** YEAR BLT: **1955 (ASR)** APN: **5790005003** PRICE PER SQFT: **\$635.21**  
SQFT: **1,886** LOT: **8,924/0.2** ML#: **P1-16810** ORIG \$: **\$1,198,000**  
GARAGE: **2/Attached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **No/Yes** SALE TYPE: **Standard, Trust**  
AREA: **605 - Arcadia** LIST: **03/11/2024** LA: **Jenan Musulli, 01438002, (626) 318-7118**  
Next OH: **Public: Wed Mar 13, 10:00AM-1:00PM**

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- 6.**



**285 Manzanita Ave, Sierra Madre 91024** STATUS: **Active SFR** PRICE: **\$1,580,000**  
BED / BATH: **4/2,0,0,0** YEAR BLT: **1950 (ASR)** APN: **5768030001** PRICE PER SQFT: **\$622.54**  
SQFT: **2,538** LOT: **17,125/0.3931** ML#: **PF24040706** ORIG \$: **\$1,580,000**  
GARAGE: **2/Detached** DOM / CDOM: **6/6** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**  
AREA: **656 - Sierra Madre** LIST: **03/04/2024** LA: **Elizabeth Kho, 00970729, 626-286-5222**  
Next OH: **Public: Wed Mar 13, 10:00AM-1:00PM**

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- 7.**



**316 W Camino Real Ave, Arcadia 91007** STATUS: **Active SFR** PRICE: **\$1,980,000**  
BED / BATH: **3/1,0,1,0** YEAR BLT: **1938 (ASR)** APN: **5785004002** PRICE PER SQFT: **\$1,347.86**  
SQFT: **1,469** LOT: **19,471/0.447** ML#: **AR24035556** ORIG \$: **\$1,980,000**  
GARAGE: **2/Detached** DOM / CDOM: **19/19** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard, Trust**  
AREA: **605 - Arcadia** LIST: **02/21/2024** LA: **Pauline Cheng, 00993691, 626-278-4587**  
Next OH: **Broker: Wed Mar 13, 10:00AM-1:00PM**

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- 8.**



**1231 Oaklawn Rd, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$2,398,000**  
BED / BATH: **4/3,0,0,0** YEAR BLT: **1951 (ASR)** APN: **5769020007** PRICE PER SQFT: **\$882.92**  
SQFT: **2,716** LOT: **22,994/0.5279** ML#: **AR24044070** ORIG \$: **\$2,398,000**  
GARAGE: **2/Detached** DOM / CDOM: **0/0** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**  
AREA: **605 - Arcadia** LIST: **03/11/2024** LA: **Ash Rizk, 01503342, 626-393-5695**  
Next OH: **Public: Wed Mar 13, 10:00AM-1:00PM**

9.



BED / BATH: 4/4,0,1,0 YEAR BLT: 2023 (ASR)  
 SQFT: 3,041 LOT: 10,103/0.2319  
 GARAGE: 2/Attached DOM / CDOM: 108/108  
 AREA: 656 - Sierra Madre LIST: 11/18/2023  
 Next OH: Broker: Wed Mar 13, 10:00AM-1:00PM

APN: [5762030022](#)

PRICE PER SQFT: \$851.69

ML#: [AR23215818](#)

ORIG \$: \$2,800,000

VIEW / Pvt.POOL: Yes/No

SALE TYPE: Standard

LA: [Yu Tu Milton](#), [01731169](#), 626-233-9303

10.



**1729 Alta Oaks Dr, Arcadia 91006** STATUS: **Active SFR**  
 BED / BATH: 6/6,0,0,0 YEAR BLT: 2010 (ASR)  
 SQFT: 4,584 LOT: 12,681/0.2911  
 GARAGE: 3/Attached DOM / CDOM: 1/1  
 AREA: 605 - Arcadia LIST: 03/05/2024  
 Next OH: Public: Wed Mar 13, 10:00AM-1:00PM

STATUS: **Active SFR**

PRICE: \$3,080,000

APN: [5771006004](#)

PRICE PER SQFT: \$671.90

ML#: [WS24045204](#)

ORIG \$: \$3,080,000

VIEW / Pvt.POOL: Yes/No

SALE TYPE: Standard

LA: [GUANGRONG ZUO](#), [01938898](#), 626-679-3239

11.



**2441 S Oak Knoll Ave, San Marino 91108** STATUS: **Active SFR**  
 BED / BATH: 5/2,2,1,0 YEAR BLT: 1936 (ASR)  
 SQFT: 4,546 LOT: 12,793/0.29  
 GARAGE: 2/Attached DOM / CDOM: 14/14  
 AREA: 655 - San Marino LIST: 02/27/2024  
 Next OH: Public: Wed Mar 13, 10:00AM-1:00PM

STATUS: **Active SFR**

PRICE: \$3,498,000

APN: [5335009011](#)

PRICE PER SQFT: \$769.47

ML#: [P1-16649](#)

ORIG \$: \$3,498,000

VIEW / Pvt.POOL: No/No

SALE TYPE: Trust

LA: [Sarah Rogers](#), [01201812](#), (626) 390-0511

## Article 1

When representing a buyer, seller, landlord, tenant, or other client as an agent, REALTORS® pledge themselves to protect and promote the interests of their client. This obligation to the client is primary, but it does not relieve REALTORS® of their obligation to treat all parties honestly. When serving a buyer, seller, landlord, tenant or other party in a non-agency capacity, REALTORS® remain obligated to treat all parties honestly.

7.18 Estate Sale, Probate, Bankruptcy, Auction, and Lender Approval Listings.

7.18.2 Lender Approval Listings. Compensation offered through the MLS to Buyer Brokers on listings which require lender approval (commonly referred to as "short sale" listings) is for the amount published therein unless the Listing Broker indicates on the MLS the following: (a) the fact that the sale and gross commission are subject to lender approval; and (b) the amount or method by which the compensation offered through the MLS will be reduced if the lender reduces the gross commission. This section does not allow an additional reduction from the commission offered for items such as a short sale negotiator fee or other administrative costs of the transaction. Any reductions from the commission offered for such items should be factored in as a reduced amount the Listing Broker initially offers to a Buyer Broker and may not be made a condition of the offer.



The Global Committee Presents



### Retirement Abroad Class

Discover the secrets to maximizing your  
U.S. Social Security benefits

Speakers: Elias Saade, Cetera Investors, Dawn Lane and Marc Lebowitz, Blue Water Properties of Costa Rica

### Retirement Abroad Class

IN PERSON – AAR CLASSROOM

Thursday, March 14, 2024 — 11AM – 1 PM

Cost: FREE to AAR Members



The AAR Education Committee Presents



## 1031 Tax Deferred Exchanges in 2024 and Marketing to Real Estate Investors



Exchange  
Resources, Inc.

Instructor: Phillip A. Atwan - Senior Vice President, Exchange Resources, Inc.

### 1031 Tax Deferred Exchanges | ONLINE MEETING

Thursday, March 21, 2024 – 10:00AM

Cost: FREE to AAR Members | \$10 Non-Members



NO CASH NEEDED...  
USE VENMO.



AAR UPCOMING EVENTS  
& EVENT REGISTRATION

