

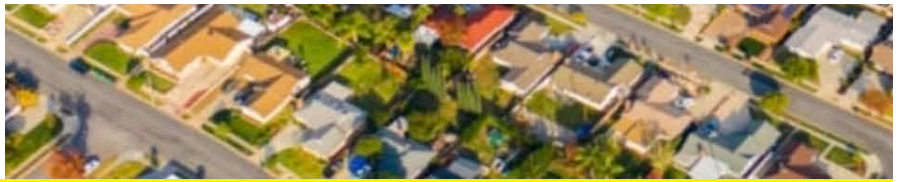
**ARCADIA ASSOC. OF REALTORS**

601 S. First Avenue, Arcadia

Office Phone: 626-446-2115

ContactUs@theaar.com

www.theaar.com

**March 27, 2024 MLS MARKETING MEETING LISTINGS**

- 1.**



239 E Haven Ave, Arcadia 91006 STATUS: **Active SFR** PRICE: **\$900,000**
BED / BATH: 3/1,1,0,0 YEAR BLT: 1941 APN: [5772022005](#) PRICE PER SQFT: \$721.15
SQFT: 1,248 LOT: 6,420/0.14 ML#: [24371677](#) ORIG \$: \$900,000
GARAGE: DOM / CDOM: 4/4 VIEW / Pvt.POOL: Yes/No SALE TYPE: Standard
AREA: 605 - Arcadia LIST: 03/22/2024 LA: [Victoria Guasco, 01281302](#), 310-403-4177
Next OH: Broker: Wed Mar 27, 10:00AM-1:00PM
- 2.**



2408 Treelane Ave, Monrovia 91016 STATUS: **Active SFR** PRICE: **\$920,000**
BED / BATH: 3/1,0,0,0 YEAR BLT: 1949 (ASR) APN: [8510026002](#) PRICE PER SQFT: \$848.71
SQFT: 1,084 LOT: 8,995/0.2065 ML#: [SR24058852](#) ORIG \$: \$920,000
GARAGE: 2/Detached DOM / CDOM: 1/1 VIEW / Pvt.POOL: Yes/No SALE TYPE: Standard
AREA: 639 - Monrovia LIST: 03/24/2024 LA: [Ana Marie Simonet, 01809284](#), 818-636-6804
Next OH: Public: Sat Mar 30, 1:00PM-4:00PM
- 3.**



521 Alta Vista Dr, Sierra Madre 91024 STATUS: **Active SFR** PRICE: **\$998,000**
BED / BATH: 3/1,1,0,0 YEAR BLT: 1935 (ASR) APN: [5764024009](#) PRICE PER SQFT: \$774.84
SQFT: 1,288 LOT: 5,131/0.1178 ML#: [AR24045774](#) ORIG \$: \$998,000
GARAGE: 1/Attached DOM / CDOM: 0/0 VIEW / Pvt.POOL: Yes/No SALE TYPE: Standard
AREA: 656 - Sierra Madre LIST: 03/15/2024 LA: [Lisa Baum, 01080661](#), 626-627-6773
Next OH: Broker: Wed Mar 27, 10:00AM-1:00PM
- 4.**



328 N. Alta Vista Ave., Monrovia 91016 STATUS: **Active SFR** PRICE: **\$1,149,000 ↓**
BED / BATH: 3/1,1,1,0 YEAR BLT: 1949 (ASR) APN: [8520027021](#) PRICE PER SQFT: \$711.46
SQFT: 1,615 LOT: 6,193/0.1422 ML#: [AR24051118](#) ORIG \$: \$1,222,000
GARAGE: 2/Detached DOM / CDOM: 12/12 VIEW / Pvt.POOL: No/No SALE TYPE: Trust
AREA: 639 - Monrovia LIST: 03/14/2024 LA: [Rena Delgado, 00943178](#), 626-215-4211
Next OH: Broker: Wed Mar 27, 10:00AM-1:00PM
- 5.**



615 W Lime Ave, Monrovia 91016 STATUS: **Active SFR** PRICE: **\$1,198,000**
BED / BATH: 4/1,2,0,0 YEAR BLT: 1922 APN: [8505014025](#) PRICE PER SQFT: \$640.30
SQFT: 1,871 LOT: 7,666/0.17 ML#: [24371001](#) ORIG \$: \$1,198,000
GARAGE: 1/Detached DOM / CDOM: 4/4 VIEW / Pvt.POOL: No/No SALE TYPE: Standard
AREA: 639 - Monrovia LIST: 03/22/2024 LA: [Wendy Colton, 02060547](#), 213-842-4142
Next OH: Public: Wed Mar 27, 11:00AM-2:00PM
- 6.**



1717 Mayflower Ave, Arcadia 91006 STATUS: **Active SFR** PRICE: **\$1,300,000**
BED / BATH: 3/2,0,1,0 YEAR BLT: 1951 (ASR) APN: [8510030014](#) PRICE PER SQFT: \$756.25
SQFT: 1,719 LOT: 10,709/0.2458 ML#: [AR24043011](#) ORIG \$: \$1,300,000
GARAGE: 2/Attached DOM / CDOM: 5/5 VIEW / Pvt.POOL: No/No SALE TYPE: Standard
AREA: 605 - Arcadia LIST: 03/01/2024 LA: [Tracey Sanchez, 01701932](#), 626-232-4483
Next OH: Broker: Wed Mar 27, 10:00AM-1:00PM
- 7.**



31 E Mira Monte Ave, Sierra Madre 91024 STATUS: **Active SFR** PRICE: **\$1,555,000**
BED / BATH: 4/1,1,0,0 YEAR BLT: 1922 APN: [5762012002](#) PRICE PER SQFT: \$724.94
SQFT: 2,145 LOT: 19,100/0.43 ML#: [P1-16933](#) ORIG \$: \$1,555,000
GARAGE: 0 DOM / CDOM: 6/6 VIEW / Pvt.POOL: No/ SALE TYPE: Standard
AREA: 656 - Sierra Madre LIST: 03/20/2024 LA: [Brett Furrey, 01154312](#), (818) 404-7857
- 8.**



5754 Primrose Ave, Temple City 91780 STATUS: **Active SFR** PRICE: **\$1,700,000**
BED / BATH: 5/3,2,1,0 YEAR BLT: 2004 (ASR) APN: [8587016016](#) PRICE PER SQFT: \$696.72
SQFT: 2,440 LOT: 6,728/0.1545 ML#: [AR24052969](#) ORIG \$: \$1,700,000
GARAGE: 2/Attached DOM / CDOM: 1/1 VIEW / Pvt.POOL: Yes/Yes SALE TYPE: Standard
AREA: 661 - Temple City LIST: 03/19/2024 LA: [Pauline Cheng, 00993691](#), 626-278-4587
Next OH: Broker: Wed Mar 27, 10:00AM-1:00PM

9.



3680 Ranch Top Rd, Pasadena 91107
 BED / BATH: 3/1,1,1,0 YEAR BLT: 1977 (ASR)
 SQFT: 2,681 LOT: 13,116/0.3
 GARAGE: 3/Attached DOM / CDOM: 7/7
 AREA: 646 - Pasadena LIST: 03/14/2024
 (NE)

STATUS: Active SFR

APN: 5760030006

ML#: P1-16898

VIEW / Pvt.POOL: Yes/No

LA: Dioni Rovello, 00713999, (626) 975-6320

PRICE: \$1,897,000

PRICE PER SQFT: \$707.57

ORIG \$: \$1,897,000

SALE TYPE: Trust

10.



1221 Marengo Ave, South Pasadena 91030
 SFR
 BED / BATH: 3/1,0,0,2 YEAR BLT: 1911
 SQFT: 2,295 LOT: 7,683/0.17
 GARAGE: 2/Detached DOM / CDOM: 4/4
 AREA: 658 - So. Pasadena LIST: 03/22/2024
 Next OH: Public: Wed Mar 27, 10:00AM-1:00PM

STATUS: Active

APN: 5320002020

ML#: P1-16953

VIEW / Pvt.POOL: No/No

LA: Jason Berns, 01787757, (626) 826-4544

PRICE: \$1,898,000

PRICE PER SQFT: \$827.02

ORIG \$: \$1,898,000

SALE TYPE: Standard

11.



407 Pleasant Hill Ln, Sierra Madre 91024
 BED / BATH: 5/3,3,0,0 YEAR BLT: 1917 (ASR)
 SQFT: 3,746 LOT: 10,006/0.2297
 GARAGE: 2/Attached DOM / CDOM: 5/5
 AREA: 656 - Sierra Madre LIST: 03/21/2024
 Next OH: Broker: Wed Mar 27, 11:00AM-1:00PM

STATUS: Active SFR

APN: 5763011049

ML#: AR24055077

VIEW / Pvt.POOL: Yes/Yes

LA: Tracy Qiao, 01320206, 626-898-2003

PRICE: \$2,299,000

PRICE PER SQFT: \$613.72

ORIG \$: \$2,299,000

SALE TYPE: Standard

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.

7.18.4 Estate Sale, Probate, Bankruptcy, Auction, Lender Approval Listings and New Construction Listings

a) Any Residential Property listed in the MLS that requires the disclosure of a Final Public Report pursuant to the Subdivided Lands Law prior to a sale of the property, or that requires a new construction building permit, shall be designated a NEW CONSTRUCTION LISTING (NCL). All MLS Rules shall apply to an NCL except as modified as follows:

b) Submitting an NCL shall cause to be exempted from the Mandatory Delivery Rule 7.8 each individual lot within the subdivision covered by the same Final Public Report as the NCL.

c) NCL Listing Broker agrees that the offer of compensation for the NCL filed with the MLS shall be the same offer of compensation pursuant to Rule 7.15 for all of the properties requiring disclosure of the same Final Public Report as the NCL property.

d) Any agreement to modify the amount of the offered compensation published in the MLS as of the date the offer from a buyer is made, shall be voidable at the option of the buyer's agent.

e) NCL's may remain in a Coming Soon status until such time as a certificate of occupancy is issued.

Upon final closing of any property subject to the same Final Public Report as the NCL, Listing Broker shall report or input in the MLS as "sold" and report the selling price within 2 days of the final closing date.



**NO CASH NEEDED...
USE VENMO.**



CORPORATE MEMBERS



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 Phone: (626) 282-7282



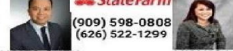
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CAREPA



Chinese American Real Estate Professionals Association
 華裔房地產專業協會



WHAT NOT TO DO
 WHEN REMODELING
 WITH
 BENSON TSE

Million Decor Design is a real estate developer, investor and designer with heavy experience in luxury home construction, remodeling and design. He's the owner of Million Decor Design, a fixture and equipment showroom in Arcadia.

Our goal is to be an all-in-one showroom, a place that provides high-quality products to homeowners, contractors, architects, and designers. While our goals have remained the same, we decided to expand our horizons and created an online platform to ensure the same level of service.

Your satisfaction is our top priority. Together with our team of professions, we can help to transform your dreams into reality. We collaborate with you every step of the way, from blueprints, layouts, style, and color to find the perfect products all at a competitive price.

Our staff is here to make sure you get the products where and when you need them. From start to finish, we are available to assist you with any problem you may have with your project.

Next Zoom Meeting April 24, 2024
 6pm - 9pm
 Real Estate Market Update
 Trends, Risks, Opportunities, Compensation, and Value Proposition with
 Mel Wilson

WISHING EVERYONE
 A HAPPY NEW YEAR

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MARCH 27 GENERAL MEETING

6:30PM via zoom

To register, go to:

<https://tinyurl.com/hamstuw>

In partnership with

WHAT NOT TO DO WHEN REMODELING WITH BENSON TSE

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Fair Housing and Diversity Forum
 ONLINE MEETING | FREE to AAR Members
 Tuesday, April 2, 2024 - 10:00AM

**AAR UPCOMING EVENTS
& EVENT REGISTRATION**

SCAN CODE

