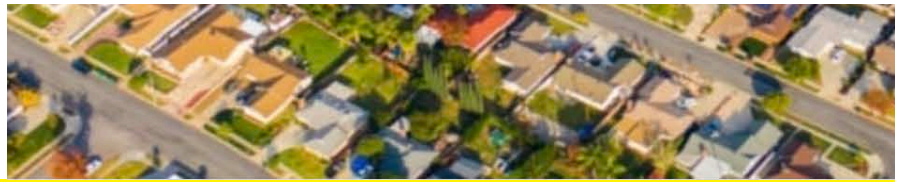


**ARCADIA ASSOC. OF REALTORS**

601 S. First Avenue, Arcadia  
 Office Phone: 626-446-2115  
 ContactUs@theaar.com  
 www.theaar.com

**April 17, 2024 MLS MARKETING MEETING LISTINGS**

- 1.**  **5150 Arden Dr, Temple City 91780** STATUS: **Active SFR** PRICE: **\$998,000**  
 BED / BATH: 3/2,0,0,0 YEAR BLT: 1951 (ASR) APN: [8585019011](#) PRICE PER SQFT: **\$664.01**  
 SQFT: 1,503 LOT: 7,201/0.1653 ML#: [AR24065291](#) ORIG \$: **\$998,000**  
 GARAGE: 2/Detached DOM / CDOM: 6/37 VIEW / Pvt.POOL: Yes/Yes SALE TYPE: **Standard, Trust**  
 AREA: 661 - Temple City LIST: 04/10/2024 LA: [Pauline Cheng, 00993691, 626-278-4587](#)  
 Next OH: Broker: Wed Apr 17, 10:00AM-1:00PM

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- 2.**  **2590 Sunnydale Dr, Duarte 91010** STATUS: **Active SFR** PRICE: **\$1,298,000**  
 BED / BATH: 4/3,0,0,0 YEAR BLT: 1997 (ASR) APN: [8602028065](#) PRICE PER SQFT: **\$616.04**  
 SQFT: 2,107 LOT: 7,573/0.1739 ML#: [P1-17242](#) ORIG \$: **\$1,298,000**  
 GARAGE: 2/Attached DOM / CDOM: 1/1 VIEW / Pvt.POOL: Yes/No SALE TYPE: **Standard**  
 AREA: 617 - Duarte LIST: 04/15/2024 LA: [Josette Wolf, 01787295, \(626\) 264-0425](#)  
 Next OH: Public: Wed Apr 17, 10:00AM-1:00PM

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- 3.**  **515 S 2nd Ave, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$1,298,000**  
 BED / BATH: 3/3,0,0,0 YEAR BLT: 2001 (ASR) APN: [5779010062](#) PRICE PER SQFT: **\$572.82**  
 SQFT: 2,266 LOT: 7,961/0.1828 ML#: [AR24072697](#) ORIG \$: **\$1,298,000**  
 GARAGE: 2/Attached DOM / CDOM: 4/4 VIEW / Pvt.POOL: Yes/No SALE TYPE: **Standard**  
 AREA: 605 - Arcadia LIST: 04/12/2024 LA: [Alpha Liu, 01906983, 818-321-0123](#)  
 Next OH: Public: Wed Apr 17, 10:00AM-1:00PM

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- 4.**  **2501 Markwood St, Duarte 91010** STATUS: **Active SFR** PRICE: **\$1,298,000**  
 BED / BATH: 4/2,1,0,0 YEAR BLT: 1960 (ASR) APN: [8602005008](#) PRICE PER SQFT: **\$513.86**  
 SQFT: 2,526 LOT: 18,517/0.4251 ML#: [CV24070122](#) ORIG \$: **\$1,298,000**  
 GARAGE: 2/Detached DOM / CDOM: 0/0 VIEW / Pvt.POOL: Yes/No SALE TYPE: **Standard, Trust**  
 AREA: 617 - Duarte LIST: 04/09/2024 LA: [Maureen Haney, 01169487, 626-216-8067](#)  
 Next OH: Public: Wed Apr 17, 10:00AM-1:00PM

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- 5.**  **235 Poinsettia Ave, Monrovia 91016** STATUS: **Active SFR** PRICE: **\$1,599,000**  
 BED / BATH: 5/2,0,0,0 YEAR BLT: 1951 (ASR) APN: [8518017015](#) PRICE PER SQFT: **\$705.96**  
 SQFT: 2,265 LOT: 7,723/0.1773 ML#: [AR24074426](#) ORIG \$: **\$1,599,000**  
 GARAGE: 2/Detached DOM / CDOM: 0/0 VIEW / Pvt.POOL: Yes/No SALE TYPE: **Standard**  
 AREA: 639 - Monrovia LIST: 04/15/2024 LA: [Remora Woo, 01931699, 626-226-3389](#)  
 Next OH: Public: Wed Apr 17, 10:00AM-1:00PM

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- 6.**  **347 Grove St, Sierra Madre 91024** STATUS: **Active SFR** PRICE: **\$1,648,000**  
 BED / BATH: 3/2,0,1,0 YEAR BLT: 1922 (ASR) APN: [5761019012](#) PRICE PER SQFT: **\$858.33**  
 SQFT: 1,920 LOT: 10,258/0.2355 ML#: [P1-17239](#) ORIG \$: **\$1,648,000**  
 GARAGE: 3/Detached DOM / CDOM: 1/1 VIEW / Pvt.POOL: Yes/Yes SALE TYPE: **Trust**  
 AREA: 656 - Sierra Madre LIST: 04/15/2024 LA: [Reni Rose, 00975915, \(626\) 437-6000](#)  
 Next OH: Public: Wed Apr 17, 10:00AM-1:00PM

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- 7.**  **1635 Oakhaven Dr, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$1,785,000**  
 BED / BATH: 3/1,1,1,0 YEAR BLT: 1972 (ASR) APN: [5766022012](#) PRICE PER SQFT: **\$812.10**  
 SQFT: 2,198 LOT: 9,512/0.2184 ML#: [AR24069364](#) ORIG \$: **\$1,785,000**  
 GARAGE: 2/Detached DOM / CDOM: 5/5 VIEW / Pvt.POOL: Yes/No SALE TYPE: **Standard**  
 AREA: 605 - Arcadia LIST: 04/09/2024 LA: [Janie Steckenrider, 01226070, 626-806-6337](#)  
 Next OH: Public: Wed Apr 17, 10:00AM-1:00PM

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- 8.**  **300 Sturtevant Dr, Sierra Madre 91024** STATUS: **Active SFR** PRICE: **\$1,798,000**  
 BED / BATH: 3/2,0,1,0 YEAR BLT: 1920 (ASR) APN: [5763027004](#) PRICE PER SQFT: **\$690.48**  
 SQFT: 2,604 LOT: 15,444/0.3545 ML#: [AR24072858](#) ORIG \$: **\$1,798,000**  
 GARAGE: 2/Detached DOM / CDOM: 1/1 VIEW / Pvt.POOL: Yes/No SALE TYPE: **Standard**  
 AREA: 656 - Sierra Madre LIST: 04/12/2024 LA: [Ash Rizk, 01503342, 626-393-5695](#)  
 Next OH: Public: Wed Apr 17, 10:00AM-1:00PM

9.



**321 W Le Roy Ave, Arcadia 91007** STATUS: **Active SFR**  
 BED / BATH: **3/1,1,0,0** YEAR BLT: **1950 (PUB)**  
 SQFT: **1,298** LOT: **20,468/0.4699**  
 GARAGE: **2/Detached** DOM / CDOM: **4/4**  
 AREA: **605 - Arcadia** LIST: **04/12/2024**  
 Next OH: **Broker: Wed Apr 17, 10:00AM-1:00PM**

PRICE: **\$1,798,000**  
 APN: **5784021008** PRICE PER SQFT: **\$1,385.21**  
 ML#: **AR24070326** ORIG \$: **\$1,798,000**  
 VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Trust**  
 LA: **Enid Ottem, 00520120, 626-353-0410**

10.



**2275 Brentford Rd, San Marino 91108** STATUS: **Active SFR**  
 BED / BATH: **3/1,1,1,0** YEAR BLT: **1940 (PUB)**  
 SQFT: **1,990** LOT: **10,519/0.2415**  
 GARAGE: **2/Detached** DOM / CDOM: **4/4**  
 AREA: **655 - San Marino** LIST: **04/12/2024**  
 Next OH: **Public: Wed Apr 17, 10:00AM-1:00PM**

PRICE: **\$2,249,000**  
 APN: **5333002026** PRICE PER SQFT: **\$1,130.15**  
 ML#: **P1-17206** ORIG \$: **\$2,249,000**  
 VIEW / Pvt.POOL: **No/Yes** SALE TYPE: **Standard**  
 LA: **Jason Berns, 01787757, (626) 826-4544**

11.



**2131 Canyon Rd, Arcadia 91006** STATUS: **Active SFR**  
 BED / BATH: **4/4,0,0,0** YEAR BLT: **1981 (PUB)**  
 SQFT: **4,494** LOT: **37,669/0.8648**  
 GARAGE: **3/Attached** DOM / CDOM: **5/5**  
 AREA: **605 - Arcadia** LIST: **04/04/2024**  
 Next OH: **Public: Wed Apr 17, 10:00AM-1:00AM**

PRICE: **\$2,728,000**  
 APN: **5765002010** PRICE PER SQFT: **\$607.03**  
 ML#: **WS24066617** ORIG \$: **\$2,728,000**  
 VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 LA: **JASON WEI, 01968787,**

12.



**1610 Mayflower Ave, Arcadia 91006** STATUS: **Active SFR**  
 BED / BATH: **6/4,2,1,0** YEAR BLT: **2016 (ASR)**  
 SQFT: **6,093** LOT: **14,685/0.3371**  
 GARAGE: **3/Attached** DOM / CDOM: **1/1**  
 AREA: **605 - Arcadia** LIST: **04/09/2024**  
 Next OH: **Broker: Wed Apr 17, 10:00AM-1:00PM**

PRICE: **\$2,888,000**  
 APN: **8510029002** PRICE PER SQFT: **\$473.99**  
 ML#: **AR24054078** ORIG \$: **\$2,888,000**  
 VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 LA: **Pauline Cheng, 00993691, 626-278-4587**

13.



**2512 Raleigh Dr, San Marino 91108** STATUS: **Active SFR**  
 BED / BATH: **4/4,0,0,0** YEAR BLT: **1947 (PUB)**  
 SQFT: **3,918** LOT: **18,123/0.416**  
 GARAGE: **2/Attached** DOM / CDOM: **6/6**  
 AREA: **655 - San Marino** LIST: **04/09/2024**  
 Next OH: **Broker: Wed Apr 17, 10:00AM-1:00PM**

PRICE: **\$3,895,000**  
 APN: **5331023001** PRICE PER SQFT: **\$994.13**  
 ML#: **AR24070790** ORIG \$: **\$3,895,000**  
 VIEW / Pvt.POOL: **No/Yes** SALE TYPE: **Standard**  
 LA: **Hojung Sung, 02053989, 213-505-8201**

14.



**1235 Rodeo Rd, Arcadia 91006** STATUS: **Active SFR**  
 BED / BATH: **5/3,4,1,0** YEAR BLT: **2010 (PUB)**  
 SQFT: **6,709** LOT: **49,287/1.1315**  
 GARAGE: **9/Attached** DOM / CDOM: **4/4**  
 AREA: **605 - Arcadia** LIST: **04/02/2024**  
 Next OH: **Broker: Wed Apr 17, 10:00AM-1:00PM**

PRICE: **\$6,698,000**  
 APN: **5770010011** PRICE PER SQFT: **\$998.36**  
 ML#: **AR24065822** ORIG \$: **\$6,698,000**  
 VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 LA: **Gary Lorenzini, 00552465, 626-807-6553**

**Article**

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.

**7.22 Expiration, Extension, and Renewal of Listings**

a) Listings shall be changed to the appropriate off-market status on the expiration date specified on the listing unless the listing is extended or renewed by the Listing Broker.

b) The Listing Broker shall obtain written authorization from the seller(s) before filing any extension or renewal of a listing.

c) The Listing Broker may modify the status of an expired listing within seven (7) days of the Expiration date. At any time and for any reason, the MLS has the right to request a copy of the seller's written authorization to extend or renew a listing.

d) The calculation of Days on Market (DOM) is based on the MLS #. The calculation of Cumulative Days on Market (CDOM) is based on APN # or address and will accumulate until a change of ownership has occurred or the property is not available for sale and no listing agreement is in effect for a period of 90 days or more.

e) At any time and for any reason, the MLS has the right to request a copy of the seller's(s') written authorization to extend or renew a listing. If a Listing Broker is requested to provide a copy of such authorization and does not do so within 1 day of the request, the listing shall be subject to immediate removal from the MLS.



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



**AAR UPCOMING EVENTS  
 & EVENT REGISTRATION**

