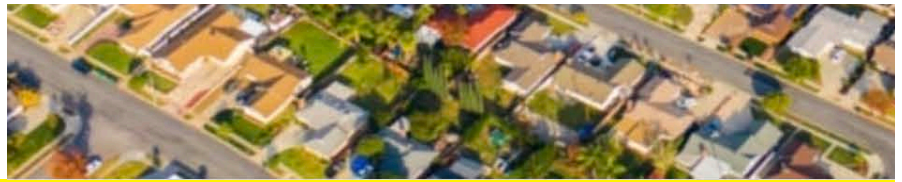









**ARCADIA ASSOC. OF REALTORS**

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

**May 15, 2024 MLS MARKETING MEETING LISTINGS**

- 1.**  **6852 Blue Ridge Ct # 57, Yorba Linda 92886** STATUS: **Active** PRICE: **\$599,000**  
**CONDO**  
 BED / BATH: **2/1,0,0,0** YEAR BLT: **1973 (PUB)** APN: **93248218** PRICE PER SQFT: **\$695.70**  
 SQFT: **861** LOT:  ML#: **P1-17606** ORIG \$: **\$599,000**  
 GARAGE: **2/Attached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **No/Yes** SALE TYPE: **Standard**  
 AREA: **85 - Yorba Linda** LIST: **05/10/2024** LA: **Jason Berns, 01787757, (626) 826-4544**  
 Next OH: **Public: Wed May 15, 10:30AM-2:30PM**
- 2.**  **115 California Ave, Glendora 91741** STATUS: **Active SFR** PRICE: **\$645,000**  
 BED / BATH: **2/0,1,0,0** YEAR BLT: **1946 (PUB)** APN: **8634002025** PRICE PER SQFT: **\$790.44**  
 SQFT: **816** LOT: **6,865/0.1576** ML#: **AR24095007** ORIG \$: **\$645,000**  
 GARAGE: **2/Detached** DOM / CDOM: **2/2** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **629 - Glendora** LIST: **05/12/2024** LA: **Stacy Bradshaw, 01028571, 626-201-5090**  
 Next OH: **Public: Wed May 15, 10:00AM-1:00PM**
- 3.**  **433 N Altadena Dr # 1, Pasadena 91107** STATUS: **Active** PRICE: **\$749,000**  
**CONDO**  
 BED / BATH: **2/1,1,1,0** YEAR BLT: **2005 (PUB)** APN: **5744024026** PRICE PER SQFT: **\$591.63**  
 SQFT: **1,266** LOT: **38,228/0.8776** ML#: **P1-17605** ORIG \$: **\$749,000**  
 GARAGE: **2/Attached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**  
 AREA: **646 - Pasadena (NE)** LIST: **05/10/2024** LA: **Jason Berns, 01787757, (626) 826-4544**  
 Next OH: **Public: Wed May 15, 10:00AM-1:00PM**
- 4.**  **549 Woodbluff St, Duarte 91010** STATUS: **Active SFR** PRICE: **\$899,000**  
 BED / BATH: **3/2,0,0,0** YEAR BLT: **1979 (ASR)** APN: **8602022065** PRICE PER SQFT: **\$577.02**  
 SQFT: **1,558** LOT: **6,535/0.15** ML#: **P1-17602** ORIG \$: **\$899,000**  
 GARAGE: **2/Detached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**  
 AREA: **617 - Duarte** LIST: **05/10/2024** LA: **Jason Berns, 01787757, (626) 826-4544**  
 Next OH: **Public: Wed May 15, 10:00AM-1:00PM**
- 5.**  **432 E Bougainville Ln, Glendora 91741** STATUS: **Active** PRICE: **\$988,000**  
**TWNHS**  
 BED / BATH: **3/3,0,0,0** YEAR BLT: **1988 (ASR)** APN: **8647025022** PRICE PER SQFT: **\$386.24**  
 SQFT: **2,558** LOT: **1,666/0.0382** ML#: **P1-17635** ORIG \$: **\$988,000**  
 GARAGE: **3/Attached** DOM / CDOM: **2/2** VIEW / Pvt.POOL: **No/Yes** SALE TYPE: **Trust**  
 AREA: **629 - Glendora** LIST: **05/12/2024** LA: **Reni Rose, 00975915, (626) 437-6000**  
 Next OH: **Public: Wed May 15, 10:00AM-1:00PM**
- 6.**  **404 E Greystone Ave, Monrovia 91016** STATUS: **Active SFR** PRICE: **\$988,000**  
 BED / BATH: **3/2,0,0,0** YEAR BLT: **1953** APN: **8518011004** PRICE PER SQFT: **\$590.56**  
 SQFT: **1,673** LOT: **6,212/0.1426** ML#: **24386761** ORIG \$: **\$988,000**  
 GARAGE: **1/Attached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **639 - Monrovia** LIST: **05/10/2024** LA: **Dan May, 01069168, 310-739-8647**  
 Next OH: **Public: Wed May 15, 10:00AM-4:00PM**
- 7.**  **11337 Rockfield Dr, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$998,000**  
 BED / BATH: **3/2,0,1,0** YEAR BLT: **1961 (ASR)** APN: **8572029004** PRICE PER SQFT: **\$622.58**  
 SQFT: **1,603** LOT: **6,070/0.1393** ML#: **PF24091010** ORIG \$: **\$998,000**  
 GARAGE: **2/Attached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **605 - Arcadia** LIST: **05/13/2024** LA: **Shelley Wingate, 01411512, 626-590-8700**  
 Next OH: **Public: Wed May 15, 10:00AM-1:00PM**



- 8.**  **5329 Huddart Ave, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$1,088,000**  
 BED / BATH: **3/2,0,1,0** YEAR BLT: **1950 (PUB)** APN: **8572019019** PRICE PER SQFT: **\$612.61**  
 SQFT: **1,776** LOT: **5,513/0.1266** ML#: **P1-17640** ORIG \$: **\$1,088,000**  
 GARAGE: **2/Detached** DOM / CDOM: **2/2** VIEW / Pvt.POOL: **No/Yes** SALE TYPE: **Trust**  
 AREA: **605 - Arcadia** LIST: **05/13/2024** LA: **Dick Davis, 00675908, (626) 294-2901**  
 Next OH: **Public: Sun May 19, 1:00PM-3:00PM**
- 9.**  **561 ALTA VISTA Dr, Sierra Madre 91024** STATUS: **Active SFR** PRICE: **\$1,598,000 ↓**  
 BED / BATH: **3/4,0,0,0** YEAR BLT: **1939 (ASR)** APN: **5764023001** PRICE PER SQFT: **\$598.73**  
 SQFT: **2,669** LOT: **4,624/0.1062** ML#: **AR24050863** ORIG \$: **\$1,748,000**  
 GARAGE: **2/Attached** DOM / CDOM: **42/42** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **656 - Sierra Madre** LIST: **03/13/2024** LA: **Nicola Speranta, 01274694, 626-253-6746**  
 Next OH: **Public: Wed May 15, 2:00PM-4:00PM**
- 10.**  **1190 Banyan St, Pasadena 91103** STATUS: **Active SFR** PRICE: **\$1,799,000**  
 BED / BATH: **3/2,0,0,0** YEAR BLT: **1936 (ASR)** APN: **5705021009** PRICE PER SQFT: **\$909.50**  
 SQFT: **1,978** LOT: **11,712/0.2689** ML#: **P1-17601** ORIG \$: **\$1,799,000**  
 GARAGE: **2/Detached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**  
 AREA: **645 - Pasadena (NW)** LIST: **05/10/2024** LA: **Jason Berns, 01787757, (626) 826-4544**  
 Next OH: **Public: Wed May 15, 10:00AM-1:00PM**
- 11.**  **6022 Rowland Ave, Temple City 91780** STATUS: **Active SFR** PRICE: **\$2,498,000**  
 BED / BATH: **5/5,0,1,0** YEAR BLT: **2022 (BLD)** APN: **5385029017** PRICE PER SQFT: **\$683.63**  
 SQFT: **3,654** LOT: **9,751/0.2239** ML#: **WS24088868** ORIG \$: **\$2,498,000**  
 GARAGE: **3/Detached** DOM / CDOM: **2/2** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **661 - Temple City** LIST: **05/10/2024** LA: **RHEA BAI, 01360246, 626-589-7958**  
 Next OH: **Public: Wed May 15, 10:00AM-1:00PM**
- 12.**  **100 W Sycamore Ave, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$3,858,000**  
 BED / BATH: **3/3,0,0,0** YEAR BLT: **1949 (ASR)** APN: **5770009008** PRICE PER SQFT: **\$1,381.31**  
 SQFT: **2,793** LOT: **30,046/0.6898** ML#: **WS24084521** ORIG \$: **\$3,858,000**  
 GARAGE: **2/Detached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **No/Yes** SALE TYPE: **Standard**  
 AREA: **605 - Arcadia** LIST: **04/26/2024** LA: **LEI SHEN, 02149555, 626-328-9331**  
 Next OH: **Public: Wed May 15, 10:00AM-1:00PM**
- 13.**  **2001 S Santa Anita Ave, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$4,200,000**  
 BED / BATH: **5/5,1,1,0** YEAR BLT: **2012 (ASR)** APN: **5788002001** PRICE PER SQFT: **\$544.25**  
 SQFT: **7,717** LOT: **20,801/0.4775** ML#: **AR24093711** ORIG \$: **\$4,200,000**  
 GARAGE: **3/Attached** DOM / CDOM: **4/122** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**  
 AREA: **605 - Arcadia** LIST: **05/09/2024** LA: **Pauline Cheng, 00993691, 626-278-4587**  
 Next OH: **Broker: Wed May 15, 10:00AM-1:00PM**
- 14.**  **1130 W Orange Grove Ave, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$8,780,000**  
 BED / BATH: **6/6,0,1,0** YEAR BLT: **2024 (ASR)** APN: **5769002001** PRICE PER SQFT: **\$915.25**  
 SQFT: **9,593** LOT: **28,115/0.6454** ML#: **AR24096080** ORIG \$: **\$8,780,000**  
 GARAGE: **4/Attached** DOM / CDOM: **1/177** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**  
 AREA: **605 - Arcadia** LIST: **05/13/2024** LA: **Ash Rizk, 01503342, 626-393-5695**  
 Next OH: **Public: Wed May 15, 10:00AM-1:00AM**

**REMINDER:** Applications for 2025 NAR DIRECTOR and CAR DIRECTOR are available on our homepage (thear.com). Deadline to apply is 5:00 pm, Friday, May 31, 2024

**AAR UPCOMING EVENTS & EVENT REGISTRATION**



ARCADIA ASSOCIATION OF REALTORS® The AAR Education Committee Presents

**TOMORROW!** EXPERT TIPS ON CLOSING ESCROW

**IN ESCROW**

Instructor: Kitty Ip - Escrow Manager, Olympus Escrow


Expert Tips on Closing Escrow | Also in Mandarin  
 IN-PERSON | Thursday, May 16, 2024 — 10:00AM  
 Cost: FREE to AAR Members | \$10 Non-Member

## 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.

## 8.2 Written Documentation

- Any Listing Broker filing any property as a listing with the MLS shall have a written listing agreement with all necessary signatures in their possession. Only listings that create an agency relationship between the seller(s) and the Listing Broker are eligible for submission to the MLS. By submitting a listing to the MLS, Listing Broker represent that they have in their possession such written agreements establishing agency and the represented type of listing agreement.
- The AOR/MLS shall have the right to demand a copy of written documentation to verify the adequacy, and the information reported to the MLS, at any time.
- The AOR/MLS shall also have the right to demand a copy of any written authorization required under these rules.
- If the Participant or Subscriber fails to provide documentation requested by the AOR/MLS within 1 day, the AOR/MLS shall have the right to immediately remove the listing from the database.



**Arcadia Association of Realtors**  
The AAR Education Committee Presents **ONLINE MEETING**

# Fair Housing

Instructor: Joel Carlson, DREI, CREC, Owner/Broker of MJC Realty

### Fair Housing

### Online Meeting

Tuesday, May 28, 2024 — 10:00AM - 1:00PM

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



**Arcadia Association of Realtors** **YPN Presents** **AAR YPN**

### TOP PRODUCERS PANEL "From Disrupters to Trail Blazers"

WITH PANEL GUESTS:

**Sarah Rogers, Mike Chou,  
Sergio Angulo and Emilie Broughton**

Villa Catrina Mexican Restaurant  
251 N. Santa Anita Avenue, Arcadia



**Renee Bannoura**  
Arcadia Association of Realtors®  
President and Moderator.

**May 30, 2024 • 4:30 pm - 6:30 pm**

**All YPN Members and AAR Members are FREE!**

**Non-Members - \$10 Fee**

**Limited Seating - Must RSVP (QR code below)**

### TOP PRODUCERS PANEL "From Disrupters to Trail Blazers"

WITH PANEL GUESTS:



Sarah Rogers



Mike Chou



Sergio Angulo



Emilie Broughton

Villa Catrina Mexican Restaurant, 251 N. Santa Anita Ave., Arcadia

Register online at [www.TheAAR.com](http://www.TheAAR.com) under "Classes & Events" > **Upcoming Events**

For questions, call the AAR at (626) 446-2115  
601 S. First Ave. Arcadia, CA 91006

**REGISTER ONLINE**



**Arcadia Association of Realtors**

## 100 Year Anniversary Event #1

# MAY 31, 2024

FREE to AAR Members and their immediate family  
\*First come, first served until supplies run out



**AAR Parking Lot | 3 - 5 pm**

### AAR 100 Year Anniversary Event #1

**In-PERSON | AAR Parking Lot**

**Friday, May 31, 2024 – 3:00PM - 5:00PM**

**Cost: FREE to AAR Members and immediate family members**



**Arcadia Association of Realtors**

## CRMLS TRAINING

California Regional Multiple Listing Service, Inc.

# FREE FOR REALTORS®

**CRMLS Training: Savvy Card | Online training**

**Friday, May 31, 2024 – 9:00AM**

**Cost: FREE to CRMLS Members**



**Arcadia Association of Realtors**

## CRMLS TRAINING

California Regional Multiple Listing Service, Inc.

# FREE FOR REALTORS®

**CRMLS Training: Matrix Managing Listings | Online training**

**Monday, June 3, 2024 – 1:00PM**

**Cost: FREE to CRMLS Members**

**ARCADIA ASSOCIATION OF REALTORS®**  
AAR AFFILIATE COMMITTEE PRESENTS

**Affiliate Mixer and Tequila Tasting**

**Thursday, June 6, 2024**

**5:30 PM - 7:30 PM | AAR Building**

Join us for a unique **tequila tasting** experience with **Hector Medina, Tequila Connoisseur**, that will delight your senses and deepen your appreciation for Mexico's most famous spirit.

Tacos, chips & salsa provided by: **Tacos & Papas**

**Cost: \$20** Seating limited. Must RSVP!  
Tasting to start promptly at 6PM

Event proceeds will benefit Realtors® E4C 501c3 supporting local charities in the San Gabriel Valley



For questions, call the AAR at (626) 446-2115. RSVP ONLINE - theaar.com

**FREE BENEFIT!**

**ARCADIA ASSOCIATION OF REALTORS®**

**CRMLS TRAINING**  
California Regional Multiple Listing Service, Inc.

**FREE FOR REALTORS®**

ONLINE

**CRMLS Training: CubiCasa**  
Online virtual training  
Friday, June 28, 2024 – 9:00AM  
Cost: FREE to CRMLS Members

**ARCADIA ASSOCIATION OF REALTORS®** The AAR Education Committee Presents **ONLINE MEETING**

**Implicit Bias**

Instructor: Joel Carlson, DREI, CREC, Owner/Broker of MJC Realty

**Implicit Bias**  
ONLINE Meeting  
Tuesday, July 9, 2024 — 10:00AM - 1:00PM  
Cost: FREE to AAR Members | \$10 Non-Member

**ARCADIA ASSOCIATION OF REALTORS®** The AAR Education Committee Presents **ONLINE MEETING**

**Buyer Representation Broker Compensation (BRBC)**

Instructor: Joel Carlson, DREI, CREC, Owner/Broker of MJC Realty

**BRBC - Buyer Representation Broker Compensation**  
ONLINE MEETING  
Thursday, June 6, 2024 – 10:00AM - 1:00PM  
Cost: FREE to AAR Members | \$10 Non-Members

**ARCADIA ASSOCIATION OF REALTORS®** The AAR Education Committee Presents **ONLINE MEETING**

**EXPERT TIPS ON CLOSING ESCROW**

**IN ESCROW**

Instructor: Kitty Ip -Escrow Manager, Olympus Escrow

**Expert Tips on Closing Escrow | Also in Mandarin**  
IN-PERSON | Thursday, July 18, 2024 — 10:00AM  
Cost: FREE to AAR Members | \$10 Non-Member

**LEGAL UPDATES**

**AAR Legal Update | IN-PERSON - MLS Marketing MEETING**  
Wednesday, June 12, 2024 – 8:30AM

**ARCADIA ASSOCIATION OF REALTORS®** The AAR Education Committee Presents **ONLINE MEETING**

**How to take a Listing in a Probate & Trust**

**PROBATE**  
www.LearnProbate.com

Speaker: Paul Horn, Probate Attorney & CPA

**Listing in Probate and Trust**  
ONLINE Meeting  
Tuesday, July 30, 2024 — 10:00AM - 10:45AM  
Cost: FREE to AAR Members | \$10 Non-Member