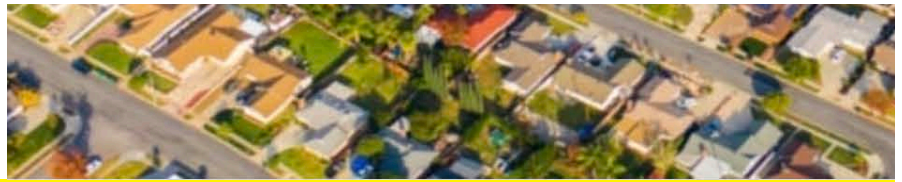







ARCADIA ASSOC. OF REALTORS
 601 S. First Avenue, Arcadia
 Office Phone: 626-446-2115
 ContactUs@theaar.com
 www.theaar.com





May 22, 2024 MLS MARKETING MEETING LISTINGS

1.  **2256 Highland Oaks Dr, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$5,300**
 BED / BATH: **3/1,2,0,0** YEAR BLT: **1964** APN: **5765030014** ORIG \$: **\$5,300**
 SQFT: **2,354** \$ PER SQFT: **\$2.25** ML#: **P1-17714** TERMS:
 GARAGE: **3/Detached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **Yes/Yes** POSS: **06/01/24**
 AREA: **605 - Arcadia** LIST: **05/17/2024** LA: **Bradley Mohr, 01220830, (626) 945-8683**


2.  **490 N Laurel Valley Dr, Azusa 91702** STATUS: **Active TWNHS** PRICE: **\$629,000**
 BED / BATH: **3/1,1,1,0** YEAR BLT: **1977 (ASR)** APN: **8617012022** PRICE PER SQFT: **\$453.50**
 SQFT: **1,387** LOT: **140,286/3.2205** ML#: **P1-17717** ORIG \$: **\$629,000**
 GARAGE: **2/Attached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**
 AREA: **607 - Azusa** LIST: **04/19/2024** LA: **Kathy Gibson, 01098628, (626) 826-9003**
 Next OH: **Public: Wed May 22, 10:00AM-1:00PM**

3.  **267 Linwood Ave # D, Monrovia 91016** STATUS: **Active** PRICE: **\$755,000**
 TWNHS
 BED / BATH: **2/1,1,1,0** YEAR BLT: **1979 (ASR)** APN: **8516001030** PRICE PER SQFT: **\$483.35**
 SQFT: **1,562** LOT: **1,310/0.0301** ML#: **AR24090968** ORIG \$: **\$755,000**
 GARAGE: **2/Detached** DOM / CDOM: **0/0** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **639 - Monrovia** LIST: **05/01/2024** LA: **David Smith, 02035334, 626-840-9141**
 Next OH: **Public: Wed May 22, 10:00AM-1:00PM**

4.  **1143 Turnbull Canyon Road # D, Hacienda Heights 91745** PRICE: **\$869,000**
 STATUS: **Active CONDO**
 BED / BATH: **3/1,1,1,0** YEAR BLT: **2024 (BLD)** APN: **8217032047** PRICE PER SQFT: **\$465.20**
 SQFT: **1,868** LOT: ML#: **PW24055943** ORIG \$: **\$869,000**
 GARAGE: **2/Attached** DOM / CDOM: **49/49** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **631 - Hacienda Heights** LIST: **03/14/2024** LA: **Tony Hong, 02144918, 714-872-7533**
 Next OH: **Broker: Wed May 22, 10:00AM-1:00PM**

5.  **2427 S Baldwin Ave # A, Arcadia 91007** STATUS: **Active** PRICE: **\$899,000**
 CONDO
 BED / BATH: **4/3,0,0,0** YEAR BLT: **1992 (PUB)** APN: **5385029047** PRICE PER SQFT: **\$446.38**
 SQFT: **2,014** LOT: **17,230/0.3955** ML#: **WS24100170** ORIG \$: **\$899,000**
 GARAGE: **2/Attached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **05/17/2024** LA: **JASON WEI, 01968787, 6266787009**
 Next OH: **Public: Wed May 22, 10:00AM-1:00PM**


6.  **2102 La Canada Crest Dr # B, La Canada Flintridge 91011** PRICE: **\$899,999**
 STATUS: **Active CONDO**
 BED / BATH: **3/1,1,0,0** YEAR BLT: **1959 (PUB)** APN: **5810016058** PRICE PER SQFT: **\$676.69**
 SQFT: **1,330** LOT: **11,315/0.2598** ML#: **AR24098278** ORIG \$: **\$899,999**
 GARAGE: **1/Detached** DOM / CDOM: **6/6** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **634 - La Canada Flintridge** LIST: **05/15/2024** LA: **Cesar Carrillo, 01272108, 626-786-3752**


7.  **1143 Turnbull Canyon Road # C, Hacienda Heights 91745** PRICE: **\$929,000 ↓**
 STATUS: **Active CONDO**
 BED / BATH: **3/1,2,1,0** YEAR BLT: **2024 (BLD)** APN: **8217032048** PRICE PER SQFT: **\$399.57**
 SQFT: **2,325** LOT: ML#: **PW24052829** ORIG \$: **\$949,000**
 GARAGE: **2/Attached** DOM / CDOM: **49/49** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **631 - Hacienda Heights** LIST: **03/14/2024** LA: **Tony Hong, 02144918, 714-872-7533**
 Next OH: **Broker: Wed May 22, 10:00AM-1:00PM**





NO CASH NEEDED... USE VENMO.




8.  **501 Woodland Dr, Sierra Madre 91024** STATUS: **Active SFR** PRICE: **\$1,098,000**
BED / BATH: **3/1,1,0,0** YEAR BLT: **1930 (PUB)** APN: **5763015019** PRICE PER SQFT: **\$659.46**
SQFT: **1,665** LOT: **12,219/0.2805** ML#: **AR24097603** ORIG \$: **\$1,098,000**
GARAGE: **0** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard, Trust**
AREA: **656 - Sierra Madre** LIST: **05/20/2024** LA: **Katherine Orth, 00942500, 626-688-0418**
Next OH: **Broker: Wed May 22, 10:00AM-1:00PM**


9.  **715 Brookside Ln, Sierra Madre 91024** STATUS: **Active SFR** PRICE: **\$1,200,000**
BED / BATH: **2/1,2,0,0** YEAR BLT: **1988 (ASR)** APN: **5763019010** PRICE PER SQFT: **\$602.11**
SQFT: **1,993** LOT: **6,019/0.1382** ML#: **P1-17661** ORIG \$: **\$1,200,000**
GARAGE: **0** DOM / CDOM: **7/7** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Probate Listing**
AREA: **656 - Sierra Madre** LIST: **04/01/2024** LA: **Cynthia Cohn, 01329698, (626) 714-6808**
Next OH: **Public: Wed May 22, 10:00AM-1:00PM**


10.  **2434 Charlotte Ave, Rosemead 91770** STATUS: **Active SFR** PRICE: **\$1,450,000**
BED / BATH: **6/5,0,0,0** YEAR BLT: **1969 (ASR)** APN: **5283020035** PRICE PER SQFT: **\$470.78**
SQFT: **3,080** LOT: **6,646/0.1526** ML#: **AR24078471** ORIG \$: **\$1,450,000**
GARAGE: **2** DOM / CDOM: **22/22** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Trust**
AREA: **651 - Rosemead/S.** LIST: **04/16/2024** LA: **Eddy Tjoa, 02085018, 626-378-8209**
San Gabriel

11.  **1544 Feliz St, Monterey Park 91754** STATUS: **Active SFR** PRICE: **\$1,490,000**
BED / BATH: **4/2,1,0,0** YEAR BLT: **1965 (PUB)** APN: **5254016019** PRICE PER SQFT: **\$666.67**
SQFT: **2,235** LOT: **9,272/0.2129** ML#: **AR24101899** ORIG \$: **\$1,490,000**
GARAGE: **2/Attached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Probate Listing**
AREA: **641 - Monterey Park** LIST: **05/20/2024** LA: **Carol Poh, 01217579, 626-688-3213**
Next OH: **Broker: Wed May 22, 10:00AM-1:00PM**

12.  **400 Cloverleaf Dr, Monrovia 91016** STATUS: **Active SFR** PRICE: **\$1,598,000**
BED / BATH: **3/2,0,0,0** YEAR BLT: **1952 (ASR)** APN: **8520024006** PRICE PER SQFT: **\$686.43**
SQFT: **2,328** LOT: **19,046/0.4372** ML#: **AR24101613** ORIG \$: **\$1,598,000**
GARAGE: **2/Attached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
AREA: **639 - Monrovia** LIST: **05/20/2024** LA: **Ash Rizk, 01503342, 626-393-5695**
Next OH: **Public: Wed May 22, 10:00AM-1:00PM**

13.  **1335 Oak Meadow Rd, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$1,999,000**
BED / BATH: **5/2,2,1,0** YEAR BLT: **1952 (ASR)** APN: **5770023009** PRICE PER SQFT: **\$578.58**
SQFT: **3,455** LOT: **17,307/0.3973** ML#: **P1-17687** ORIG \$: **\$1,999,000**
GARAGE: **2/Detached** DOM / CDOM: **6/6** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard, Trust**
AREA: **605 - Arcadia** LIST: **05/15/2024** LA: **David Knight, 01829234, (626) 657-0359**
Next OH: **Public: Wed May 22, 10:00AM-1:00PM**

14.  **2225 Canyon Rd, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$2,298,000**
BED / BATH: **4/3,0,0,0** YEAR BLT: **1961 (ASR)** APN: **5765033010** PRICE PER SQFT: **\$802.65**
SQFT: **2,863** LOT: **20,072/0.4608** ML#: **AR24099361** ORIG \$: **\$2,298,000**
GARAGE: **3/Detached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**
AREA: **605 - Arcadia** LIST: **05/16/2024** LA: **Ash Rizk, 01503342, 626-393-5695**
Next OH: **Public: Wed May 22, 10:00AM-1:00PM**


15.  **150 N Myrtle Ave, Monrovia 91016** STATUS: **Active SFR** PRICE: **\$2,449,000**
BED / BATH: **7/4,0,0,1** YEAR BLT: **1894 (PUB)** APN: **8519026018** PRICE PER SQFT: **\$598.63**
SQFT: **4,091** LOT: **14,545/0.3339** ML#: **CV24058064** ORIG \$: **\$2,449,000**
GARAGE: **5/Detached** DOM / CDOM: **53/53** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
AREA: **639 - Monrovia** LIST: **03/29/2024** LA: **Harrison Gorman, 01987740, Primary Contact/6268620696**


**AAR UPCOMING EVENTS
& EVENT REGISTRATION**




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

NO MLS Marketing Meeting: June 19th in recognition of the Juneteenth holiday. July 3rd in observance of Independence Day

16.  **315 Arbolada Dr, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$3,650,000**
 BED / BATH: **4/4,0,2,0** YEAR BLT: **1949 (ASR)** APN: **5770017017** PRICE PER SQFT: **\$775.11**
 SQFT: **4,709** LOT: **35,010/0.8037** ML#: **AR24100034** ORIG \$: **\$3,650,000**
 GARAGE: **2/Detached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **05/17/2024** LA: **Alpha Liu, 01906983, 818-321-0123**
 Next OH: **Public: Wed May 22, 10:00AM-1:00PM**


17.  **276 Hacienda Dr, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$3,999,000 ↓**
 BED / BATH: **5/6,0,0,0** YEAR BLT: **1937 (ASR)** APN: **5770018003** PRICE PER SQFT: **\$892.24**
 SQFT: **4,482** LOT: **30,026/0.6893** ML#: **AR24089255** ORIG \$: **\$4,158,000**
 GARAGE: **2/Attached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **05/16/2024** LA: **Ash Rizk, 01503342, 626-393-5695**
 Next OH: **Public: Sat May 25, 2:00PM-5:00PM**


18.  **533 E Sierra Madre Ave, Glendora 91741** STATUS: **Active SFR** PRICE: **\$4,100,000**
 BED / BATH: **8/5,2,1,0** YEAR BLT: **1987 (ASR)** APN: **8647001036** PRICE PER SQFT: **\$440.01**
 SQFT: **9,318** LOT: **45,825/1.052** ML#: **CV24094790** ORIG \$: **\$4,100,000**
 GARAGE: **3/Attached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Trust**
 AREA: **629 - Glendora** LIST: **05/17/2024** LA: **Maureen Haney, 01169487, 626-216-8067**
 Next OH: **Public: Wed May 22, 10:00AM-1:00AM**


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.

Accuracy of Information; Responsibility for Accuracy.

By inputting information into the MLS computer database, the Listing Broker represents that the information input is accurate to the best of the Listing Broker's knowledge. The Listing Broker shall use good faith efforts to determine the accuracy of the information and shall not submit or input information which the Listing Broker knows to be inaccurate. Upon receipt of the first publication or electronic transfer by the MLS of such information, the Listing Broker shall make all necessary corrections. The MLS merely publishes the MLS information and has no affirmative responsibility to verify the accuracy of the MLS information. The AOR/MLS, however, reserves the right to require Participants and Subscribers to change their MLS information if the AOR/MLS is made aware of alleged inaccuracies in the MLS information and the AOR/MLS determines that such inaccuracies do in fact exist. The MLS also reserves the right to remove a listing that contains said inaccurate information from the MLS compilation of current listings should Participant or Subscriber refuse or fail to timely correct. A Participant or Subscriber is required to correct inaccurate information within 2 days after being notified of the inaccuracies by the MLS. If a Participant or Subscriber fails to make necessary or required corrections to their MLS information, the Participant and Subscriber shall indemnify and hold harmless the AOR/MLS for any claims, cost, damage, or losses, including reasonable attorney fees and court costs, incurred by the MLS as a result of such failure. The AOR/MLS also reserves the right to remove information and listings from the database when it is clear that inaccurate data has been entered, in addition to disciplining the Participant and Subscriber for violations of the MLS rules. In no event will the AOR/MLS be liable to any Participant, Subscriber, or any other party for any indirect, special, or consequential damages arising out of any information published in the MLS, and all other damages shall be limited to an amount not to exceed the MLS fees paid by the Listing Broker.



The AAR Education Committee Presents 



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® 

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



YPN Presents



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 under "Classes & Events"> Upcoming Events

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

REGISTER ONLINE



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



Brandon Savransky



Diane Balsamo



Gene Huang



Alineh Mouradian



REALTORS® E4C INC
"Voluntarily Supporting Local Charities"



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

FREE BENEFIT!



FREE FOR REALTORS®

CRMLS Training: Savvy Card | Online training
Friday, May 31, 2024 – 9:00AM
Cost: FREE to CRMLS Members

FREE BENEFIT!



FREE FOR REALTORS®

CRMLS Training: Matrix Managing Listings | Online training
Monday, June 3, 2024 – 1:00PM
Cost: FREE to CRMLS Members



The AAR Education Committee Presents



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



The AAR Commercial Committee Presents

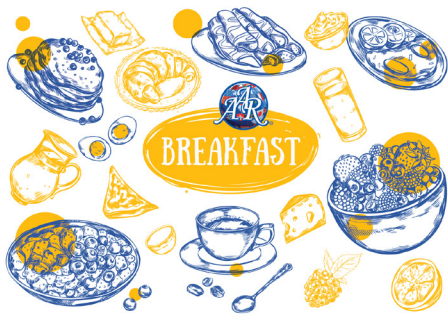


*Commercial and Investment
Networking and Education Lunch*
**Introduction to
Equity Marketing**

MARKETING MIXER

Speaker: Debbie Ferrari, President, The National Council of Exchangers (NCE)

Commercial Mixer: Introduction to Equity Marketing
Thursday, June 6, 2024 – 11 AM
AAR Classroom
Cost: EVERYONE WELCOME



Annual Membership BREAKFAST

Meet 2025 BOD
Hot Breakfast
Special Guest Speaker

Wednesday, June 12 @ 8:00 am · Arcadia Masonic Center

AAR Annual Breakfast
Wednesday, June 12 at 8:00 am
Arcadia Masonic Center



CHINESE AMERICAN REAL ESTATE PROFESSIONALS ASSOCIATION
華裔房地產專業協會



MONTHLY GENERAL MEETING VIA ZOOM

To register go to:
<https://tinyurl.com/2d33zu2c4>



TOPIC
"UNEXPECTED COSTS WHEN YOU BUILD ADUs"
SPEAKER

WAI-MING LI — Real Estate Investor

Mr. Wai-Ming Li, is a licensed REALTOR®, contractor, real estate investor, and an ADU Specialist. Having a Master Degree, he initially started his career in Finance, Information Technology, and Construction. Mr. Li has diverse knowledge, an excellent trouble-shooter, is detailed & technical oriented. He has worked with different city departments, built several ADUs in the San Gabriel Valley, since the law's (CA) inception in 2018. He has dealt with Sellers on house transfer that has code violations at time of sales (during escrow) or post-sale remedial work to gain Buyers Certificate of Occupancy. He also consults homeowners on how to mitigate pre-existing illegal conversions by working with city planning staff to legitimize these structures. He brings the unit up to current building codes, thus counting new additional square footage and increasing the value of their properties



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ywu@hwahomewarranty.com

Royal Business Bank 皇位商業銀行
1055 Wilshire Blvd, Suite #1220 LA, CA 90017
JENNIFER SHANG jshang@rbusa.com
AARON GUAN aaronguan@rbusa.com

NEXT LIVE GENERAL MEETING

JUNE 12, 2024 @ 6PM
NBC SEAFOOD RESTAURANT
"THE ART OF NEGOTIATING"
With Attorney PAUL CHENG

●●●●●●●●
UPCOMING
LIVE GENERAL MEETING
JULY 10, 2024 @ 6PM
NBC SEAFOOD RESTAURANT
"EVICTIONS"

WITH ATTORNEY JEFF HUA
●●●●●●●●
EDUCATION PROGRAM
SPONSORS

Million Dollar Design
Bernice Tse 626-822-8200
bernice@milliondollardecor.com

Fung Shui Master Alex 21 葉雲天大師
626-822-8682
WeChat ID: mandarinalex
masteralex2158@gmail.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

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

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



LEGAL UPDATES

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