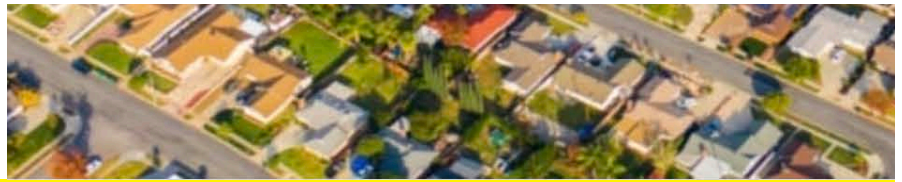


**ARCADIA ASSOC. OF REALTORS**

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

**May 8, 2024 MLS MARKETING MEETING LISTINGS**

- 1.**  **1005 Cabrillo Dr # C, Duarte 91010** STATUS: **Active CONDO** PRICE: **\$549,000**  
 BED / BATH: **3/1,0,1,0** YEAR BLT: **1972 (ASR)** APN: **8530006077** PRICE PER SQFT: **\$466.04**  
 SQFT: **1,178** LOT: ML#: **P1-17472** ORIG \$: **\$549,000**  
 GARAGE: **1/Attached** DOM / CDOM: **6/6** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**  
 AREA: **617 - Duarte** LIST: **05/01/2024** LA: **David Knight, 01829234, (626) 657-0359**  
 Next OH: **Public: Wed May 8, 10:00AM-1:00PM**

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- 2.**  **303 Opal Canyon Rd, Duarte 91010** STATUS: **Active SFR** PRICE: **\$798,000**  
 BED / BATH: **3/1,1,0,0** YEAR BLT: **1956 (ASR)** APN: **8610010025** PRICE PER SQFT: **\$570.00**  
 SQFT: **1,400** LOT: **7,325/0.1682** ML#: **AR24090855** ORIG \$: **\$798,000**  
 GARAGE: **2/Attached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Trust**  
 AREA: **617 - Duarte** LIST: **05/06/2024** LA: **Joseph Chiovare, 01931960, 626-945-2236**  
 Next OH: **Public: Wed May 8, 10:00AM-1:00PM**

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- 3.**  **148 Diamond St # B, Arcadia 91006** STATUS: **Active CONDO** PRICE: **\$899,000**  
 BED / BATH: **4/2,0,1,0** YEAR BLT: **1992 (PUB)** APN: **5779003044** PRICE PER SQFT: **\$503.92**  
 SQFT: **1,784** LOT: **15,947/0.3661** ML#: **WS24080711** ORIG \$: **\$899,000**  
 GARAGE: **2/Attached** DOM / CDOM: **2/2** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **605 - Arcadia** LIST: **05/02/2024** LA: **RHEA BAI, 01360246, 626-589-7958**  
 Next OH: **Public: Wed May 8, 10:30AM-1:00PM**

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- 4.**  **305 E Lemon Ave, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$950,000**  
 BED / BATH: **3/1,0,0,0** YEAR BLT: **1950 (ASR)** APN: **5790014015** PRICE PER SQFT: **\$923.23**  
 SQFT: **1,029** LOT: **9,357/0.2148** ML#: **AR24085380** ORIG \$: **\$950,000**  
 GARAGE: **2/Detached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **605 - Arcadia** LIST: **05/03/2024** LA: **Ash Rizk, 01503342, 626-393-5695**  
 Next OH: **Public: Wed May 8, 10:00AM-1:00PM**

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- 5.**  **2804 Lincoln Ave, Altadena 91001** STATUS: **Active SFR** PRICE: **\$999,000**  
 BED / BATH: **2/1,0,0,0** YEAR BLT: **1923 (PUB)** APN: **5829036003** PRICE PER SQFT: **\$709.52**  
 SQFT: **1,408** LOT: **16,848/0.3868** ML#: **P1-17505** ORIG \$: **\$999,000**  
 GARAGE: **2/Detached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**  
 AREA: **604 - Altadena** LIST: **05/03/2024** LA: **Jason Berns, 01787757, (626) 826-4544**  
 Next OH: **Public: Wed May 8, 10:00AM-1:00PM**

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- 6.**  **3223 Estado St, Pasadena 91107** STATUS: **Active SFR** PRICE: **\$1,198,000**  
 BED / BATH: **4/1,1,0,0** YEAR BLT: **1901 (PUB)** APN: **5752017009** PRICE PER SQFT: **\$652.51**  
 SQFT: **1,836** LOT: **5,555/0.1275** ML#: **P1-17458** ORIG \$: **\$1,198,000**  
 GARAGE: **2/Detached** DOM / CDOM: **6/6** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **646 - Pasadena** LIST: **04/09/2024** LA: **MaryAnn Locher, 01984096, (323) 243-7566**  
 (NE)

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- 7.**  **617 Camino Grove Ave, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$1,450,000**  
 BED / BATH: **3/3,0,0,0** YEAR BLT: **1964 (ASR)** APN: **5780013041** PRICE PER SQFT: **\$645.02**  
 SQFT: **2,248** LOT: **10,134/0.2326** ML#: **AR24089823** ORIG \$: **\$1,450,000**  
 GARAGE: **2/Attached** DOM / CDOM: **3/3** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **605 - Arcadia** LIST: **05/04/2024** LA: **Alpha Liu, 01906983, 818-321-0123**  
 Next OH: **Public: Wed May 8, 10:00AM-1:00PM**

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- 8.**  **400 W Woodruff Ave, Arcadia 91007** STATUS: **Active SFR** PRICE: **\$1,798,000**  
 BED / BATH: **3/2,0,0,0** YEAR BLT: **1942 (ASR)** APN: **5787023018** PRICE PER SQFT: **\$971.89**  
 SQFT: **1,850** LOT: **14,844/0.3408** ML#: **AR24087625** ORIG \$: **\$1,798,000**  
 GARAGE: **3/Attached** DOM / CDOM: **5/5** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Trust**  
 AREA: **605 - Arcadia** LIST: **05/02/2024** LA: **Pamela DelRey, 00864033, 626-841-2387**  
 Next OH: **Broker: Wed May 8, 10:00AM-1:00PM**

9.



**5605 Pal Mal Ave, Temple City 91780**  
 BED / BATH: 5/6,0,0,0 YEAR BLT: 2011 (ASR)  
 SQFT: 5,018 LOT: 13,848/0.3179  
 GARAGE: 3/Attached DOM / CDOM: 7/7  
 AREA: 661 - Temple City LIST: 04/30/2024  
 Next OH: Public: Wed May 8, 10:00AM-1:00PM

STATUS: **Active SFR**  
 APN: [8586011083](#)  
 ML#: [AR24086806](#)  
 VIEW / Pvt.POOL: No/No  
 LA: [Maggie Ly, 01385106, 626-203-9344](#)

PRICE: **\$2,880,000**  
 PRICE PER SQFT: **\$573.93**  
 ORIG \$: **\$2,880,000**  
 SALE TYPE: **Standard**

10.



**1284 Roanoke Rd, San Marino 91108**  
 SFR  
 BED / BATH: 4/3,0,1,0 YEAR BLT: 1926 (PUB)  
 SQFT: 3,146 LOT: 12,397/0.2846  
 GARAGE: 2/Detached DOM / CDOM: 0/0  
 AREA: 655 - San Marino LIST: 03/15/2024  
 Next OH: Public: Wed May 8, 10:00AM-1:00PM

STATUS: **Coming Soon**  
 APN: [5335012009](#)  
 ML#: [WS24090208](#)  
 VIEW / Pvt.POOL: No/Yes  
 LA: [GUANGRONG ZUO, 01938898, 626-679-3239](#)

PRICE: **\$3,280,000**  
 PRICE PER SQFT: **\$1,042.59**  
 ORIG \$: **\$3,280,000**  
 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.

### 8.1 Listing Agreement and Seller's Permission.

Prior to submitting a listing to the MLS, the Listing Broker shall obtain the written agreement of the seller(s) expressly granting the Listing Broker authority to:

- a) file the listing with the MLS for publication and dissemination to those authorized by the MLS;
- b) act as an agent for the seller(s);
- c) abide by the rules of the MLS;
- d) provide timely notice of status changes of the listing to the MLS;
- e) provide sales information, including selling price, to the MLS upon sale of the property for publication and dissemination to those authorized by the MLS; and
- f) publish sales information after the final closing of a sales transaction in accordance with these MLS rules (See Section 10.1).



The AAR Education Committee Presents



## New Lease Laws and Regulations

**Leon Khachooni**  
 Executive Director  
 and Head of Operations  
 Foothill Apartment Association

**TOMORROW!**

**New Lease Laws and Regulations**  
 in-person  
 Thursday, May 9, 2024 — 1:00 PM  
 Cost: FREE to AAR Members | \$10 Non-Member



The AAR Education Committee Presents



## LEGAL LIVE WEBINAR: Dealing with Abusive Clients and Agents

HOSTED BY C.A.R.

**Live Webinar: Dealing with Abusive Clients and Agents**  
 Online Meeting  
 Tuesday, May 14, 2024 — 1:30 – 2:30 pm  
 Cost: FREE to AAR Members



**AAR UPCOMING EVENTS  
& EVENT REGISTRATION**



SCAN CODE



MAXIMIZING SUCCESS

## WITH A.I.



**Unleash the Power of Artificial Intelligence**

Hosted by Kal Antoun & Presented by John Thompson & SMPL Mortgage Team

**Maximizing Success with Artificial Intelligence**  
 Online Meeting  
 Tuesday, May 14, 2024 — 10:00 am  
 Cost: FREE to AAR Members | \$10 Non-Member

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

