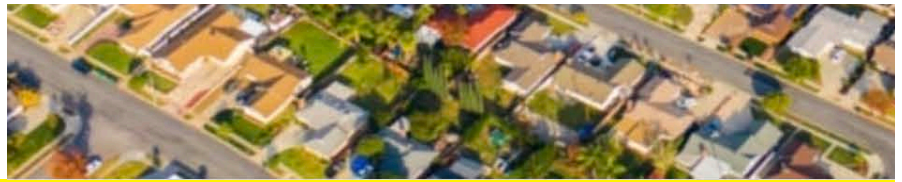


**ARCADIA ASSOC. OF REALTORS**

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

**JUNE 12, 2024 MLS MARKETING MEETING LISTINGS****1.**

**428 N Alta Vista Dr., Monrovia 91016** STATUS: **Active SFR** PRICE: **\$499,000**  
 BED / BATH: **2/3,0,0,0** YEAR BLT: **2024 (EST)** APN: **8520024011** PRICE PER SQFT: **\$313.25**  
 SQFT: **1,593** LOT: **19,300/0.4431** ML#: **AR24117549** ORIG \$: **\$499,000**  
 GARAGE: **0** DOM / CDOM: **2/2** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **639 - Monrovia** LIST: **06/09/2024** LA: **Tim Cragoe, 01119101, 626-533-1881**

**2.**

**21120 E Benbow St, Covina 91724** STATUS: **Active SFR** PRICE: **\$838,000**  
 BED / BATH: **3/1,1,0,0** YEAR BLT: **1960 (ASR)** APN: **8402011016** PRICE PER SQFT: **\$493.52**  
 SQFT: **1,698** LOT: **7,694/0.1766** ML#: **P1-18014** ORIG \$: **\$838,000**  
 GARAGE: **0** DOM / CDOM: **0/0** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**  
 AREA: **614 - Covina** LIST: **06/10/2024** LA: **Shereen Kelly, 00927323,**  
 Next OH: **Public: Wed Jun 12, 10:00AM-1:00PM**

**3.**

**3028 ROYAL OAKS Dr, Duarte 91010** STATUS: **Active SFR** PRICE: **\$898,000 ↓**  
 BED / BATH: **4/2,0,0,0** YEAR BLT: **1957 (ASR)** APN: **8610002018** PRICE PER SQFT: **\$636.88**  
 SQFT: **1,410** LOT: **7,325/0.1682** ML#: **AR24115715** ORIG \$: **\$948,000**  
 GARAGE: **2/Attached** DOM / CDOM: **4/5** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**  
 AREA: **617 - Duarte** LIST: **06/07/2024** LA: **Nicola Speranta, 01274694, 626-253-6746**  
 Next OH: **Public: Wed Jun 12, 10:00AM-1:00PM**

**4.**

**1401 S Primrose Ave, Monrovia 91016** STATUS: **Active SFR** PRICE: **\$988,000**  
 BED / BATH: **3/1,1,0,0** YEAR BLT: **1963 (ASR)** APN: **8508002046** PRICE PER SQFT: **\$768.87**  
 SQFT: **1,285** LOT: **8,798/0.202** ML#: **PF24113041** ORIG \$: **\$988,000**  
 GARAGE: **2/Attached** DOM / CDOM: **5/5** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **639 - Monrovia** LIST: **06/06/2024** LA: **James Tripodes, 01455574, 626-202-9444**  
 Next OH: **Broker: Tue Jun 11, 11:00AM-2:00PM**

**5.**

**6602 Oak Ave, Temple City 91780** STATUS: **Active SFR** PRICE: **\$1,488,888**  
 BED / BATH: **5/3,0,0,0** YEAR BLT: **1941 (PUB)** APN: **5382013022** PRICE PER SQFT: **\$810.06**  
 SQFT: **1,838** LOT: **6,128/0.1407** ML#: **WS24115121** ORIG \$: **\$1,488,888**  
 GARAGE: **2/Detached** DOM / CDOM: **5/5** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **661 - Temple City** LIST: **06/06/2024** LA: **JASON WEI, 01968787, 6266787009**

**6.**

**932 Encanto Dr, Arcadia 91007** STATUS: **Active SFR** PRICE: **\$2,298,000**  
 BED / BATH: **5/1,2,0,0** YEAR BLT: **1947 (ASR)** APN: **5776008003** PRICE PER SQFT: **\$755.18**  
 SQFT: **3,043** LOT: **14,664/0.3366** ML#: **AR24113327** ORIG \$: **\$2,298,000**  
 GARAGE: **2/Attached** DOM / CDOM: **0/0** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**  
 AREA: **605 - Arcadia** LIST: **06/04/2024** LA: **Fred Ashkar, 00925837, 818-681-4975**  
 Next OH: **Broker: Wed Jun 12, 10:00AM-1:00PM**

**7.**

**1985 Highland Oaks Dr, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$2,748,000**  
 BED / BATH: **4/2,1,0,0** YEAR BLT: **1955 (ASR)** APN: **5765015031** PRICE PER SQFT: **\$871.27**  
 SQFT: **3,154** LOT: **13,844/0.3178** ML#: **AR24107232** ORIG \$: **\$2,748,000**  
 GARAGE: **2/Attached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**  
 AREA: **605 - Arcadia** LIST: **05/28/2024** LA: **James Moran, 01425464, 626-644-4426**  
 Next OH: **Public: Wed Jun 12, 10:00AM-1:00PM**

**NO MLS Marketing Meeting:**

- June 19th in recognition of the Juneteenth holiday
- July 3rd in observance of Independence Day

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

**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.

**9.3 Availability to Show or Inspect.** Listing Brokers shall not misrepresent the availability of access to show or inspect a listed property. For any property in which Listing Broker selected a status of Coming Soon or Hold, Listing Broker represents that the property shall have no showings or tours, whether conducted by Listing Broker or otherwise, until such time as the Property is placed in the Active or Active Under Contract status.

**ARCADIA ASSOCIATION OF REALTORS®** The Global Committee Presents **IN-PERSON MEETING**

**GLOBAL LUXURY REFERRAL OPPORTUNITIES**  
 International Speakers, Apparel and Food

**INTERNATIONAL DRESS CONTEST AND TASTE FOOD FROM AROUND THE WORLD**

**Global Luxury Referral Opportunities**  
**in-PERSON – AAR Building**  
**Thursday, June 20, 2024 – 5:00PM – 7:30PM**  
**Cost: FREE to AAR Members | \$10 Non Members**  
**Must RSVP – No-Walkins**

**ARCADIA ASSOCIATION OF REALTORS®** ALONG WITH THE FOLLOWING: **ONLINE MEETING**

**NIKKI COPPA**

**UPDATES: Purchase, Listing, & Buyer Representation Agreement forms (Part 2)**

**Updates: Purchase, Listing, & Buyer Representation Agreement Forms (Part 2)**  
**Online Meeting**  
**Monday, June 24, 2024 – 10:00AM**  
**Cost: FREE to AAR Members**

**smpl mortgage** **ARCADIA ASSOCIATION OF REALTORS®** **VIRTUAL MEETING**

**THE SMART HOMEBUYER SEMINAR**

**Kel Antoun, CLM™**  
 Reverse Mortgage Specialist

**Smart Homebuyer Seminar**  
**Online Virtual Training**  
**Tuesday, June 25, 2024 – 10:00AM**  
**Cost: FREE to AAR Members | \$10 Non-Members**

**FREE BENEFIT!** **ARCADIA ASSOCIATION OF REALTORS®** **ONLINE**

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

**FREE FOR REALTORS®**

**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 **IN-PERSON MEETING**

**Addressing Common Escrow Delays Effectively**

**IN ESCROW**

**Instructor: Kitty Ip -Escrow Manager, Olympus Escrow**

**Addressing Common Escrow Delays Effectively**  
**Also in Mandarin | IN-PERSON**  
**Thursday, July 18, 2024 — 10:00AM**  
**Cost: FREE to AAR Members | \$10 Non-Member**

**AAR UPCOMING EVENTS & EVENT REGISTRATION**

