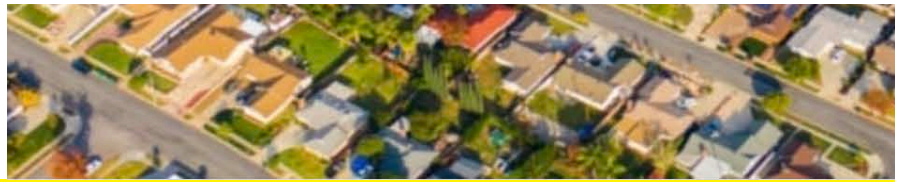




**ARCADIA ASSOC. OF REALTORS**


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


**January 15, 2025 MLS MARKETING MEETING LISTINGS**


1.  **1141 Arcadia Ave # 1, Arcadia 91007** STATUS: **Active CONDO** PRICE: **\$899,000**
 BED / BATH: **3/0,3,0,0** YEAR BLT: **1979 (ASR)** APN: **5379028069** PRICE PER SQFT: **\$562.23**
 SQFT: **1,599** LOT: **72,784/1.6709** ML#: **AR24254091** ORIG \$: **\$899,000**
 GARAGE: **2/Attached** DOM / CDOM: **8/8** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Trust**
 AREA: **605 - Arcadia** LIST: **01/03/2025** LA: **Pauline Cheng, 00993691, 626-278-4587**
 Next OH: **Broker: Wed Jan 15, 10:00AM-1:00PM**

2.  **22 Sagebrush Way, Azusa 91702** STATUS: **Active SFR** PRICE: **\$950,000**
 BED / BATH: **3/3,0,0,0** YEAR BLT: **2002** APN: **8684046003** PRICE PER SQFT: **\$439.81**
 SQFT: **2,160** LOT: **5,634/0.1293** ML#: **24474745** ORIG \$: **\$950,000**
 GARAGE: **2** DOM / CDOM: **8/8** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **607 - Azusa** LIST: **01/06/2025** LA: **Erik Rodriguez, 02151592, 310-880-8438**
 Next OH: **Public: Wed Jan 15, 11:00AM-2:00PM**

3.  **470 Walnut Ave, Arcadia 91007** STATUS: **Active SFR** PRICE: **\$1,388,888 ↓**
 BED / BATH: **3/1,1,0,0** YEAR BLT: **1948 (ASR)** APN: **5787010019** PRICE PER SQFT: **\$1,068.38**
 SQFT: **1,300** LOT: **7,518/0.1726** ML#: **AR24240305** ORIG \$: **\$1,488,888**
 GARAGE: **1/Attached** DOM / CDOM: **42/42** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Trust**
 AREA: **605 - Arcadia** LIST: **12/03/2024** LA: **Imy Dulake, 00987845, 626-664-1280**
 Next OH: **Public: Wed Jan 15, 11:00AM-2:00PM**

4.  **764 Winston Ave, San Marino 91108** STATUS: **Active SFR** PRICE: **\$2,998,000**
 BED / BATH: **4/3,0,1,0** YEAR BLT: **1940 (PUB)** APN: **5331008003** PRICE PER SQFT: **\$1,006.04**
 SQFT: **2,980** LOT: **14,714/0.3378** ML#: **AR25008990** ORIG \$: **\$2,998,000**
 GARAGE: **3/Detached** DOM / CDOM: **0/0** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**
 AREA: **655 - San Marino** LIST: **01/14/2025** LA: **Dean Griffith, 01452542, 626-664-9163**
 Next OH: **Public: Wed Jan 15, 11:00AM-2:00PM**

5.  **1100 S 4th Ave, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$4,595,000**
 BED / BATH: **5/5,0,2,0** YEAR BLT: **2021 (PUB)** APN: **5780004036** PRICE PER SQFT: **\$623.47**
 SQFT: **7,370** LOT: **16,256/0.3732** ML#: **WS24255140** ORIG \$: **\$4,595,000**
 GARAGE: **3/Attached** DOM / CDOM: **11/202** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **01/03/2025** LA: **Shanshan Li, 02173673, 626-210-9686**

6.  **333 W Le Roy Ave, Arcadia 91007** STATUS: **Active SFR** PRICE: **\$4,780,000**
 BED / BATH: **5/5,0,1,0** YEAR BLT: **2018 (ASR)** APN: **5784021006** PRICE PER SQFT: **\$663.24**
 SQFT: **7,207** LOT: **20,499/0.4706** ML#: **AR24252187** ORIG \$: **\$4,780,000**
 GARAGE: **3/Attached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **No/Yes** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **12/26/2024** LA: **Ash Rizk, 01503342, 626-393-5695**
 Next OH: **Public: Wed Jan 15, 11:00AM-2:00PM**

Real Estate and Housing Help Center

- Free community Real Estate and Housing Help Center for anyone who needs assistance in finding housing
- This walk-in service is being held at the Arcadia Association of Realtors' building located at: 601 S. First Ave., Arcadia
- Help Center hours of operation are 10:00am to 2:00pm Monday through Saturday
- Help Center is being staffed by association volunteers
- Guests will receive lists of places for rent, lease applications to use and be able to ask questions of our volunteers
- No appointment needed!
- Questions? Call the AAR at 626-446-2115



ARCADIA ASSOCIATION OF REALTORS

601 S. First Avenue, Arcadia CA 91006 | TheAAR.com | 626-446-2115



Wildfire Relief Resources
bit.ly/aarwildfirerelief



AAR UPCOMING EVENTS & EVENT REGISTRATION



**NO CASH NEEDED...
USE 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.

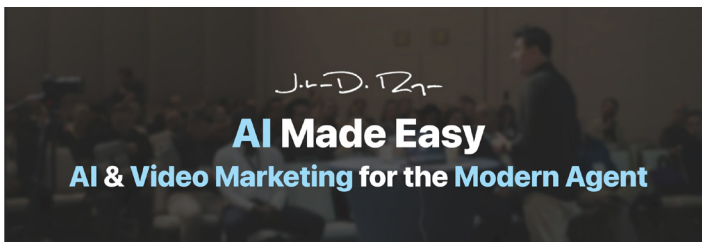
13.6 Lockbox Requirements. If any lockbox or other device giving access to an On- Market listed property for Participants, Subscribers, and/or real estate professionals is authorized by the seller and/or occupant and is placed on or present on property listed through the MLS, such lockbox or device must be one that is approved by the MLS where the listing has been submitted. The authorized lockboxes sold by, leased by or otherwise offered through the local Association or MLS where the listing is submitted have been approved by the MLS. Unless expressly indicated otherwise by the MLS, for any other lockbox or device to be considered “MLS-approved,” use of it must provide reasonable, timely access to listed property such that (1) it allows all Participants and Subscribers timely access to listed property by reliance solely on data submitted to and residing on the MLS; (2) complete, accurate and stand-alone instructions are provided for accessing the listed property in the appropriate agent section on the MLS; and (3) it ensures that the lockbox or device will provide reasonable access to listed property with any information, code or key needed to access the contents of the lockbox or device to be made available or access to the property otherwise scheduled within 4 hours of initial contact in the event the lockbox or device requires the participating member to obtain additional information to enable access (ex: “call listing agent for entry code”) with said 4 hour response obligation in effect every day from 8am to 6pm. The MLS reserves the right to require that the device be submitted in advance for approval. The MLS also may revoke the approval and/or subject the Participant to discipline if the device is used in a manner that fails to continue to satisfy this requirement. Failure to provide reasonable and timely access as required by this section will subject the listing agent to discipline and potential fines. More than one lockbox or access device may be used on a property as long as one of them is MLS approved where the listing is submitted. It is incumbent upon the MLS Participant or Subscriber to verify the validity of the requesting party prior to providing the access information.



**SB-721
BALCONY
INSPECTIONS**

Speaker:
Tony Escamilla
Owner of Villa Property
Inspections

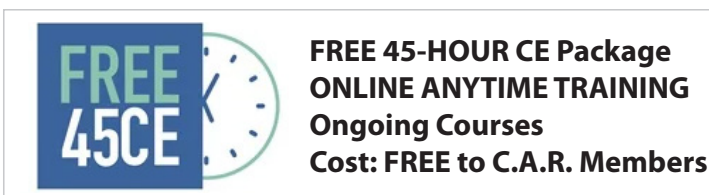
SB-721 Balcony Inspections
Online - Thursday, January 23, 2025 – 11:00AM
Cost: FREE to AAR Members | \$10 Non-Members



John D. Reyes
AI Made Easy
AI & Video Marketing for the Modern Agent

JOHN D. Reyes, Real Estate & Mortgage Broker, National Speaker
Learn how to master tools like ChatGPT and create video content effortlessly with your AI twin.

AI Made Easy
Online - Thursday, January 30, 2025 – 11:00AM
Cost: FREE to AAR Members | \$10 Non-Members



**FREE
45CE**

**FREE 45-HOUR CE Package
ONLINE ANYTIME TRAINING
Ongoing Courses**
Cost: FREE to C.A.R. Members



CRMLS

FREE Product Training • Elevate Your Business • All Skill Levels

CRMLS Training: Cloud CMA
Online Virtual Training
Friday, January 31, 2025 – 1:00PM
Cost: FREE to CRMLS Members



REALTOR ACTION FUND
CALIFORNIA ASSOCIATION OF REALTORS®
**DUES BILLING
SWEEPSTAKES**

**WIN 1 of 5
VISA GIFT**

\$150
\$150
\$150

AAR Members who pay their 2025 Membership dues in full and pay the additional \$49 RAF contribution by January 31, 2025 will be entered in a drawing to win 1 of 5 Visa gift cards valued at \$150 each. Winners will be announced at February 12, 2025 Caravan meeting

Coming Up:

- Lunar New Year Celebration - Wed. Feb 5 - Masonic Center
- Awards and Installation Event - SANTA ANITA PARK
FRIDAY, MARCH 21, 2025 – 11:00AM
Cost: \$79 | Table of 10 \$790