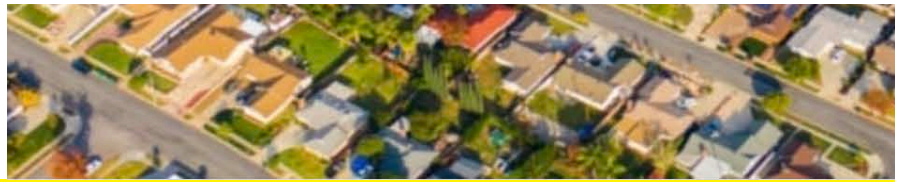


**ARCADIA ASSOC. OF REALTORS**

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

**January 8, 2025 MLS MARKETING MEETING LISTINGS**

- 1.**  **45 S Lotus Ave, Pasadena 91107** STATUS: **Active SFR** PRICE: **\$749,000**
 BED / BATH: **2/1,0,0,0** YEAR BLT: **1927 (PUB)** APN: **5754019014** PRICE PER SQFT: **\$1,183.25**
 SQFT: **633** LOT: **3,752/0.0861** ML#: **P1-20326** ORIG \$: **\$749,000**
 GARAGE: **1/Detached** DOM / CDOM: **5/5** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**
 AREA: **648 - Pasadena** LIST: **01/03/2025** LA: **Jason Berns, 01787757, (626) 826-4544**
 (SE)
 Next OH: **Public: Wed Jan 8, 11:00AM-2:00PM**

- 2.**  **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: **1/1** 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 8, 10:00AM-1:00PM**

- 3.**  **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: **1/1** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **607 - Azusa** LIST: **01/06/2025** LA: **Erik Rodriguez, 02151592, 310-880-8438**
 Next OH: **Broker: Wed Jan 8, 11:00AM-2:00PM**

- 4.**  **927 Corte Augusta, Camarillo 93010** STATUS: **Active CONDO** PRICE: **\$999,000**
 BED / BATH: **3/2,0,1,0** YEAR BLT: **1997 (PUB)** APN: **1520020375** PRICE PER SQFT: **\$499.75**
 SQFT: **1,999** LOT: ML#: **P1-20325** ORIG \$: **\$999,000**
 GARAGE: **2/Attached** DOM / CDOM: **5/5** VIEW / Pvt.POOL: **No/Yes** SALE TYPE: **Standard**
 AREA: **VC43 - Las Posas** LIST: **01/03/2025** LA: **Jason Berns, 01787757, (626) 826-4544**
 Estates
 Next OH: **Public: Wed Jan 8, 11:00AM-2:00PM**

- 5.**  **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: **35/35** 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 8, 11:00AM-2:00PM**

- 6.**  **63 W Naomi Ave, Arcadia 91007** STATUS: **Active SFR** PRICE: **\$1,688,000**
 BED / BATH: **3/2,0,0,0** YEAR BLT: **1941 (ASR)** APN: **5782010023** PRICE PER SQFT: **\$964.02**
 SQFT: **1,751** LOT: **7,569/0.1738** ML#: **AR24248624** ORIG \$: **\$1,688,000**
 GARAGE: **2/Attached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **01/03/2025** LA: **Eddy Ho, 01328486, 6268311556**
 Next OH: **Broker: Wed Jan 8, 10:00AM-1:00PM**

- 7.**  **1115 Valencia Way, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$1,980,000**
 BED / BATH: **4/4,0,0,0** YEAR BLT: **2005 (ASR)** APN: **5771029025** PRICE PER SQFT: **\$654.98**
 SQFT: **3,023** LOT: **6,563/0.1507** ML#: **AR25001472** ORIG \$: **\$1,980,000**
 GARAGE: **2/Attached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **01/03/2025** LA: **Lisa Ta, 01375450, 626-590-5350**

- 8.**  **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: **4/195** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **01/03/2025** LA: **Shanshan Li, 02173673, 626-210-9686**
 Next OH: **Public: Wed Jan 8, 11:00AM-2:00PM**

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 MLSapproved 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.



The AAR Commercial Committee Presents



IN-PERSON MEETING



*Commercial and Investment
Networking and Education Lunch*

**What Realtors Need
to Know about Land Use**

MARKETING MIXER

Speaker: Steven DeLateur, Manning | Kass

**Commercial Mixer:
What Realtors® Need to Know about Land Use
IN-PERSON
Thursday, January 9, 2025 – 11:00AM
Cost: FREE to Everyone**




UNITY IS OUR GREATEST ASSET




ARCADIA ASSOCIATION OF REALTORS
Awards & Installation



**Awards and Installation Event - SANTA ANITA PARK
FRIDAY, JANUARY 17, 2025 – 11:00AM
Cost: \$79 | Table of 10 \$790**



The AAR Education Committee Presents



ONLINE MEETING



**New ADU Opportunities
Build up to 30 units
on a multi-family
property in LA**

Seth Phillips | Founder and Head of **ADU GOLD**

**New ADU Opportunities (Build up to 30 units on a multi-family property in LA)
ONLINE
Tuesday, January 14, 2025 – 11:00AM
Cost: FREE AAR Members | \$10.00 Non-Member**



**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**



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



**AAR UPCOMING EVENTS
& EVENT REGISTRATION**

