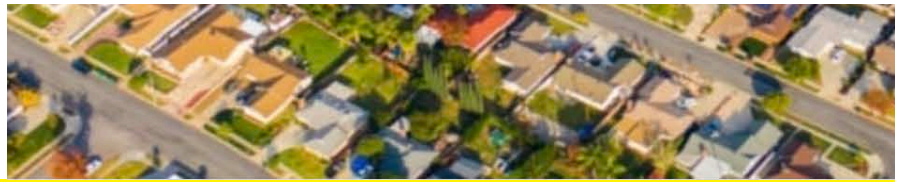





**ARCADIA ASSOC. OF REALTORS**


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


**FEBRUARY 19, 2025 MLS MARKETING MEETING LISTINGS**


- 1.**  **840 E Green St # 209, Pasadena 91101** STATUS: **Active** PRICE: **\$768,000**
CONDO
 BED / BATH: 1/1,0,0,0 YEAR BLT: 2006 (PUB) APN: [5734038020](#) PRICE PER SQFT: **\$814.42**
 SQFT: 943 LOT: 53,579/1.23 ML#: [AR25025700](#) ORIG \$: **\$768,000**
 GARAGE: 1/Detached DOM / CDOM: 4/4 VIEW / Pvt.POOL: Yes/No SALE TYPE: **Standard**
 AREA: 699 - Not Defined LIST: 02/02/2025 LA: [Yuemei Cheng, 01953253](#), 626-374-3781
 Next OH: Public: Sat Feb 22, 1:30PM-4:30PM


- 2.**  **266 S Madison Ave # 105, Pasadena 91101** STATUS: **Active** PRICE: **\$799,000**
CONDO
 BED / BATH: 2/1,1,0,0 YEAR BLT: 1974 (PUB) APN: [5734015036](#) PRICE PER SQFT: **\$577.31**
 SQFT: 1,384 LOT: 23,304/0.535 ML#: [P1-20859](#) ORIG \$: **\$799,000**
 GARAGE: 2/Detached DOM / CDOM: 5/5 VIEW / Pvt.POOL: No/No SALE TYPE: **Standard**
 AREA: 648 - Pasadena LIST: 02/14/2025 LA: [Jason Berns, 01787757](#), (626) 826-4544
 (SE)
 Next OH: Public: Wed Feb 19, 11:00AM-2:00PM

- 3.**  **46 Alta St # A, Arcadia 91006** STATUS: **Active CONDO** PRICE: **\$898,000**
 BED / BATH: 3/0,2,1,0 YEAR BLT: 1989 (PUB) APN: [5773018040](#) PRICE PER SQFT: **\$656.43**
 SQFT: 1,368 LOT: 15,953/0.3662 ML#: [AR24248600](#) ORIG \$: **\$898,000**
 GARAGE: 2/Attached DOM / CDOM: 4/4 VIEW / Pvt.POOL: Yes/No SALE TYPE: **Standard**
 AREA: 605 - Arcadia LIST: 02/11/2025 LA: [Imy Dulake, 00987845](#), 626-664-1280
 Next OH: Public: Wed Feb 19, 11:00AM-2:00PM

- 4.**  **404 S Ramona Ave # A, Monterey Park 91754** STATUS: **Active** PRICE: **\$950,000**
CONDO
 BED / BATH: 5/4,0,0,0 YEAR BLT: 1984 (ASR) APN: [5257012056](#) PRICE PER SQFT: **\$470.53**
 SQFT: 2,019 LOT: ML#: [AR25028546](#) ORIG \$: **\$950,000**
 GARAGE: 2/Attached DOM / CDOM: 5/5 VIEW / Pvt.POOL: No/No SALE TYPE: **Standard**
 AREA: 641 - Monterey Park LIST: 02/07/2025 LA: [Pauline Cheng, 00993691](#), 626-278-4587
 Next OH: Broker: Wed Feb 19, 11:00AM-2:00PM

- 5.**  **10037 La Rosa Dr, Temple City 91780** STATUS: **Active SFR** PRICE: **\$959,000 ↓**
 BED / BATH: 3/1,0,0,0 YEAR BLT: 1959 (ASR) APN: [8585007046](#) PRICE PER SQFT: **\$854.72**
 SQFT: 1,122 LOT: 6,682/0.1534 ML#: [AR25004890](#) ORIG \$: **\$995,000**
 GARAGE: 1/Attached DOM / CDOM: 37/51 VIEW / Pvt.POOL: No/No SALE TYPE: **Standard**
 AREA: 661 - Temple City LIST: 01/11/2025 LA: [Elizabeth Gallegos, 01241086](#), 626-390-2177

- 6.**  **330 El Dorado St # 6, Arcadia 91006** STATUS: **Active CONDO** PRICE: **\$1,100,000**
 BED / BATH: 3/2,0,1,0 YEAR BLT: 1990 (ASR) APN: [5779007123](#) PRICE PER SQFT: **\$569.36**
 SQFT: 1,932 LOT: 40,769/0.9359 ML#: [AR25028644](#) ORIG \$: **\$1,100,000**
 GARAGE: 2/Attached DOM / CDOM: 1/1 VIEW / Pvt.POOL: No/No SALE TYPE: **Standard**
 AREA: 605 - Arcadia LIST: 02/07/2025 LA: [Pauline Cheng, 00993691](#), 626-278-4587
 Next OH: Broker: Wed Feb 19, 11:00AM-2:00PM

- 7.**  **9647 Garibaldi Ave, Temple City 91780** STATUS: **Active SFR** PRICE: **\$1,248,000**
 BED / BATH: 3/1,1,0,0 YEAR BLT: 1948 (PUB) APN: [5385017021](#) PRICE PER SQFT: **\$815.15**
 SQFT: 1,531 LOT: 6,047/0.1388 ML#: [PF25026076](#) ORIG \$: **\$1,248,000**
 GARAGE: 2/Attached DOM / CDOM: 0/0 VIEW / Pvt.POOL: Yes/No SALE TYPE: **Standard**
 AREA: 661 - Temple City LIST: 02/03/2025 LA: [Will Kaliel, 01720864](#), 626-497-2227
 Next OH: Public: Wed Feb 19, 11:00AM-2:00PM





**AAR UPCOMING EVENTS
& EVENT REGISTRATION**



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



- 8.**  **322 N Bradoaks Ave, Monrovia 91016** STATUS: **Active SFR** PRICE: **\$1,495,000**
 BED / BATH: **3/1,1,1,0** YEAR BLT: **1957 (PUB)** APN: **8523011001** PRICE PER SQFT: **\$796.06**
 SQFT: **1,878** LOT: **10,133/0.2326** ML#: **AR25032187** ORIG \$: **\$1,495,000**
 GARAGE: **2/Detached** DOM / CDOM: **6/6** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**
 AREA: **639 - Monrovia** LIST: **02/12/2025** LA: **Cesar Carrillo, 01272108, 626-786-3752**
- 9.**  **407 La Terraza St, South Pasadena 91030** STATUS: **Active SFR** PRICE: **\$2,168,000**
 BED / BATH: **5/3,0,0,0** YEAR BLT: **1967 (PUB)** APN: **5310004049** PRICE PER SQFT: **\$850.20**
 SQFT: **2,550** LOT: **8,947/0.2054** ML#: **WS25021813** ORIG \$: **\$2,168,000**
 GARAGE: **2/Attached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**
 AREA: **658 - So. Pasadena** LIST: **01/01/2025** LA: **LEI SHEN, 02149555, 626-328-9331**
 Next OH: **Public: Wed Feb 19, 11:00AM-2:00PM**
- 10.**  **1960 Liliano Dr, Sierra Madre 91024** STATUS: **Active SFR** PRICE: **\$2,200,000**
 BED / BATH: **4/3,0,0,0** YEAR BLT: **1956 (ASR)** APN: **5764004007** PRICE PER SQFT: **\$820.28**
 SQFT: **2,682** LOT: **15,251/0.3501** ML#: **AR25001613** ORIG \$: **\$2,200,000**
 GARAGE: **2/Attached** DOM / CDOM: **43/43** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard, Trust**
 AREA: **656 - Sierra Madre** LIST: **01/06/2025** LA: **Doug Meyer, 00354602, 626-993-4900**
- 11.**  **17 Bradbury Hills Road, Bradbury 91008** STATUS: **Active SFR** PRICE: **\$2,350,000**
 BED / BATH: **3/3,0,0,0** YEAR BLT: **1957 (ASR)** APN: **8527021006** PRICE PER SQFT: **\$734.38**
 SQFT: **3,200** LOT: **87,961/2.0193** ML#: **AR25009488** ORIG \$: **\$2,350,000**
 GARAGE: **2/Attached** DOM / CDOM: **2/2** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Trust**
 AREA: **609 - Bradbury** LIST: **02/16/2025** LA: **Donna Baker, 01308772, 626-487-0820**
 Next OH: **Public: Wed Feb 19, 11:00AM-2:00PM**
- 12.**  **1539 Rodeo Rd, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$7,980,000**
 BED / BATH: **7/9,0,0,0** YEAR BLT: **2009 (ASR)** APN: **5766020011** PRICE PER SQFT: **\$726.97**
 SQFT: **10,977** LOT: **29,712/0.6821** ML#: **AR25031753** ORIG \$: **\$7,980,000**
 GARAGE: **4/Detached** DOM / CDOM: **7/7** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **02/10/2025** LA: **Maggie Ly, 01385106, 626-203-9344**
 Next OH: **Public: Wed Feb 19, 10:00AM-1:00PM**

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.

19.3.6 VOW Listing Display Restrictions.

- a) A Participant's VOW shall not display listings or property addresses of any seller who has affirmatively directed the Listing Broker to withhold the seller's listing or property address from display on the Internet. The Listing Broker shall communicate to the MLS that the seller has elected not to permit display of the listing or property address on the Internet. Notwithstanding the foregoing, a Participant who operates a VOW may provide to consumers via other delivery mechanisms, such as email, fax, or otherwise, the listings of sellers who have determined not to have the listing for their property displayed on the Internet.
- b) A Participant who lists a property for a seller who has elected not to have the property listing or the property address displayed on the Internet shall cause the seller to execute a document that includes the following (or a substantially similar) provision:

Seller Opt-Out Form

1. Please check either Option a or Option b

a. I have advised my broker or sales agent that I do not want the listed property to be displayed on the Internet.

OR

b. I have advised my broker or sales agent that I do not want the address of the listed property to be displayed on the Internet.

2. I understand and acknowledge that, if I have selected option a, consumers who conduct searches for listings on the Internet will not see information about the listed property in response to their search.

Initials of Seller

c) The Participant shall retain such forms for at least one year from the date they are signed, or one year from the date the listing goes off the market, whichever is greater.



HOME HARDENING & FIRE PREVENTION

Speaker:
Tony Escamilla
Owner of Villa Property Inspections

Home Hardening & Fire Prevention | Online
Tuesday, February 25, 2025 – 11:00AM
Cost: FREE to AAR Members | \$10 Non-Members



CRMLS

ARCADIA ASSOCIATION OF REALTORS®
FREE Product Training • Elevate Your Business • All Skill Levels

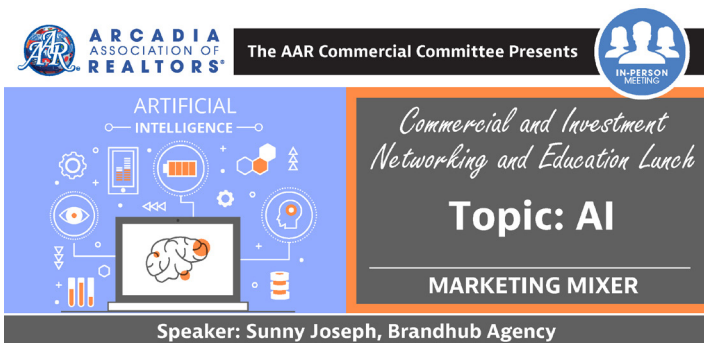
CRMLS Training: CRMLS App
Online Virtual Training
Friday, February 28, 2025 – 1:00PM
Cost: FREE to CRMLS Members



CRMLS

ARCADIA ASSOCIATION OF REALTORS®
FREE Product Training • Elevate Your Business • All Skill Levels

CRMLS Training: Matrix Managing Listings
Online Virtual Training
Monday, March 3, 2025 – 9:00AM
Cost: FREE to CRMLS Members



ARCADIA ASSOCIATION OF REALTORS®
The AAR Commercial Committee Presents

ARTIFICIAL INTELLIGENCE

Commercial and Investment
Networking and Education Lunch

Topic: AI

MARKETING MIXER

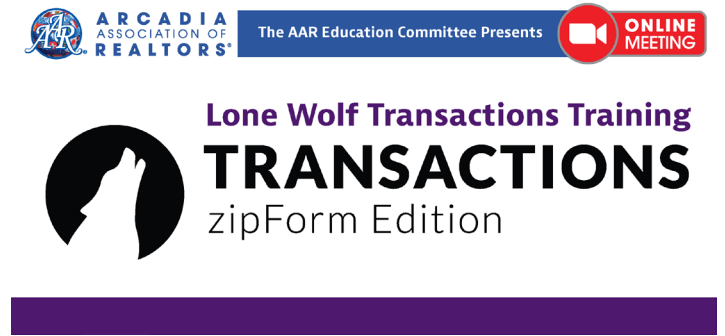
Speaker: Sunny Joseph, Brandhub Agency

Commercial Mixer: AI
IN-PERSON
Thursday, March 6, 2025 – 11:00AM
Cost: FREE to Everyone



LEGAL UPDATE
Kelly Richardson, Attorney

Legal Update | MLS Marketing Meeting
Masonic Center
Wednesday, March 12, 2025 – 9:00AM
Cost: FREE to AAR Members



ARCADIA ASSOCIATION OF REALTORS®
The AAR Education Committee Presents

Lone Wolf Transactions Training
TRANSACTIONS
zipForm Edition

Zipforms Lonewolf Transaction Training
Online
Tuesday, March 18, 2025 – 11:00AM
Cost: FREE to AAR Members | \$10 Non-Members



STAYIN' ALIVE
in 2025

HUSTLE UP AN EXTRA LISTING THIS YEAR!
Speaker: Ryan Kleis, Reverse Mortgage Educator
March 20, 2025 | 11AM - 12:30PM

Stayin' Alive in 2025 Reverse Mortgage
IN-PERSON – LUNCH & LEARN
Friday, March 20, 2025 – 11:00AM
Cost: FREE to AAR Members | \$10 Non-Members



UNITY IS OUR GREATEST ASSET

ARCADIA ASSOCIATION OF REALTORS
Awards & Installation

Awards and Installation Event - SANTA ANITA PARK
FRIDAY, MARCH 21, 2025 – 11:00AM
Cost: \$79 | Table of 10 \$790



CA WILDFIRE RELIEF GRANTS NOW AVAILABLE

REALTORS® are dedicated to their communities and the importance of homeownership. Apply now for a REALTOR® Relief Foundation grant (up to \$1,000/household) to support rebuilding and recovery from the recent Southern California wildfires.

Who Can Apply?

This program is available to full-time residents who are U.S. citizens or legally admitted for residence in the United States and have experienced displacement or damage to their primary residence due to the recent wildfires. Eligible households can receive up to \$1,000 in housing-related financial assistance.

What Does the Grant Cover?

Eligible applicants may receive assistance for one of the following housing-related expenses:

- **Mortgage Payment Assistance** – If your primary residence was damaged by the disaster.
- **Rental Assistance** – If you are displaced from your primary residence due to the disaster.
- **Hotel Reimbursement** – If you incurred temporary lodging costs due to displacement from your primary residence.

Please Note: This grant does not cover expenses such as second mortgages (home equity loans), clothing, appliances, equipment, vehicle costs, or other non-housing-related expenses.

How to Apply:

- Complete the application online at car.org/difference/realtorscare
- Submit required documentation to verify wildfire-related displacement or damage.
- Applications will be processed on a first-come, first-served basis until all funds are allocated.
- **Deadline to apply: April 30, 2025**
- For application inquiries, email: communitygrant@car.org



If you or someone you know has been impacted, don't wait—apply today at car.org/difference/realtorscare.

