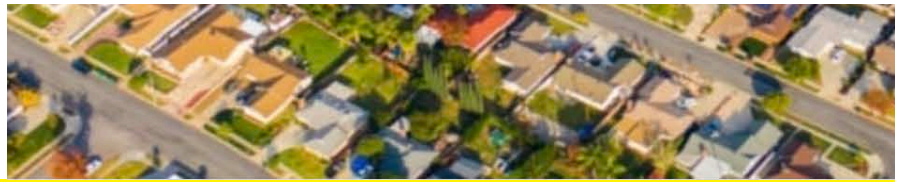


**ARCADIA ASSOC. OF REALTORS**

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 www.theaar.com

**MARCH 26, 2025 MLS MARKETING MEETING LISTINGS**

- 1. 1569 Outrigger, West Covina 91790** STATUS: **Active SFR** PRICE: **\$4,500**  
 BED / BATH: **3/3,0,0,0** YEAR BLT: **1993** APN: **8467042014** ORIG \$: **\$4,500**  
 SQFT: **1,801** \$ PER SQFT: **\$2.50** ML#: **AR25059148** TERMS: **12 Months**  
 GARAGE: **2/Attached** DOM / CDOM: **0/0** VIEW / Pvt.POOL: **Yes/No** POSS: **04/15/25**  
 AREA: **669 - West Covina** LIST: **03/18/2025** LA: **Jeanneth Madrid, 02139850, 626-234-7526**

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- 2. 708 W Sierra Madre Blvd # 38, Sierra Madre 91024** STATUS: PRICE: **\$615,000**  
**Active CONDO**  
 BED / BATH: **2/1,0,1,0** YEAR BLT: **1963 (ASR)** APN: **5768024050** PRICE PER SQFT: **\$608.91**  
 SQFT: **1,010** LOT: ML#: **P1-21349** ORIG \$: **\$615,000**  
 GARAGE: **0** DOM / CDOM: **5/5** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**  
 AREA: **656 - Sierra Madre** LIST: **03/20/2025** LA: **Jenan Musulli, 01438002, (626) 318-7118**  
 Next OH: **Public: Wed Mar 26, 11:00AM-2:00PM**

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- 3. 1829 Lanai St, West Covina 91792** STATUS: **Active TWNHS** PRICE: **\$660,000 ↓**  
 BED / BATH: **3/3,0,0,0** YEAR BLT: **1978 (ASR)** APN: **8743027014** PRICE PER SQFT: **\$413.53**  
 SQFT: **1,596** LOT: **2,579/0.0592** ML#: **CV25058782** ORIG \$: **\$748,000**  
 GARAGE: **2/Attached** DOM / CDOM: **7/7** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **669 - West Covina** LIST: **03/17/2025** LA: **Hisham Fakh, 02007251, 909-896-7980**

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- 4. 1151 Crowne Dr, Pasadena 91107** STATUS: **Active TWNHS** PRICE: **\$1,150,000**  
 BED / BATH: **3/2,0,1,0** YEAR BLT: **1989 (PUB)** APN: **5751006027** PRICE PER SQFT: **\$662.82**  
 SQFT: **1,735** LOT: **2,549/0.0585** ML#: **AR25063427** ORIG \$: **\$1,150,000**  
 GARAGE: **2/Attached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **646 - Pasadena** LIST: **03/24/2025** LA: **Luther Tsinoglou, 01135433, 626-695-8650**  
 (NE)  
 Next OH: **Broker: Wed Mar 26, 11:00AM-1:00AM**

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- 5. 785 N Sierra Bonita Ave, Pasadena 91104** STATUS: **Active SFR** PRICE: **\$1,195,000**  
 BED / BATH: **2/1,0,0,0** YEAR BLT: **1923 (ASR)** APN: **5749006008** PRICE PER SQFT: **\$1,287.72**  
 SQFT: **928** LOT: **2,764/0.0635** ML#: **AR25031310** ORIG \$: **\$1,195,000**  
 GARAGE: **1/Attached** DOM / CDOM: **32/32** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Trust**  
 AREA: **646 - Pasadena** LIST: **02/21/2025** LA: **Margaret Garemora, 01224802, 626-483-4611**  
 (NE)  
 Next OH: **Broker: Wed Mar 26, 11:00AM-2:00PM**

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- 6. 347 Stedman Pl, Monrovia 91016** STATUS: **Active SFR** PRICE: **\$1,200,000 ↓**  
 BED / BATH: **3/1,1,0,0** YEAR BLT: **1923 (ASR)** APN: **8519010007** PRICE PER SQFT: **\$510.64**  
 SQFT: **2,350** LOT: **5,604/0.1287** ML#: **AR25059119** ORIG \$: **\$1,300,000**  
 GARAGE: **2/Attached** DOM / CDOM: **7/7** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **639 - Monrovia** LIST: **03/18/2025** LA: **Camelia Vera, 01871575, 626-484-4500**


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- 7. 1024 Don Pablo Dr, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$1,495,000**  
 BED / BATH: **3/2,0,0,0** YEAR BLT: **1973 (ASR)** APN: **5769027028** PRICE PER SQFT: **\$726.08**  
 SQFT: **2,059** LOT: **15,933/0.3658** ML#: **AR25053065** ORIG \$: **\$1,495,000**  
 GARAGE: **2/Attached** DOM / CDOM: **5/5** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **605 - Arcadia** LIST: **03/12/2025** LA: **Sharon Liu, 01720175, 626-538-0827**


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- 8. 212 Madeline Dr, Monrovia 91016** STATUS: **Active SFR** PRICE: **\$1,525,000**  
 BED / BATH: **4/3,0,0,0** YEAR BLT: **1923 (ASR)** APN: **8518038035** PRICE PER SQFT: **\$792.21**  
 SQFT: **1,925** LOT: **8,090/0.1857** ML#: **AR25059887** ORIG \$: **\$1,525,000**  
 GARAGE: **2/Attached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **639 - Monrovia** LIST: **03/24/2025** LA: **Pamela Rose, 01280496, 626-688-4225**  
 Next OH: **Broker: Wed Mar 26, 11:00AM-2:00PM**

**9.**  **231 Grand Ave, Monrovia 91016** STATUS: **Active SFR** PRICE: **\$1,549,000**  
 BED / BATH: **3/3,0,0,0** YEAR BLT: **1956 (ASR)** APN: **8518011023** PRICE PER SQFT: **\$863.92**  
 SQFT: **1,793** LOT: **17,135/0.3934** ML#: **PF25064355** ORIG \$: **\$1,549,000**  
 GARAGE: **3/Detached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **639 - Monrovia** LIST: **03/24/2025** LA: **Danny Villela, 01793116, 562-652-8913**  
 Next OH: **Broker: Wed Mar 26, 11:00AM-2:00PM**

**10.**  **345 Foothill Ave, Sierra Madre 91024** STATUS: **Active SFR** PRICE: **\$1,649,000**  
 BED / BATH: **3/1,2,0,0** YEAR BLT: **1947 (ASR)** APN: **5764008026** PRICE PER SQFT: **\$738.14**  
 SQFT: **2,234** LOT: **8,366/0.1921** ML#: **AR25056157** ORIG \$: **\$1,649,000**  
 GARAGE: **2/Detached** DOM / CDOM: **5/5** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Trust**  
 AREA: **656 - Sierra Madre** LIST: **03/17/2025** LA: **Jan Greteman, 01943630, 626-975-4033**  
 Next OH: **Broker: Wed Mar 26, 10:00AM-1:00PM**

**11.**  **3301 Grayburn Rd, Pasadena 91107** STATUS: **Active SFR** PRICE: **\$1,750,000 ↓**  
 BED / BATH: **3/1,1,1,0** YEAR BLT: **1938 (ASR)** APN: **5754029008** PRICE PER SQFT: **\$742.15**  
 SQFT: **2,358** LOT: **7,217/0.1657** ML#: **AR25004381** ORIG \$: **\$1,988,000**  
 GARAGE: **0** DOM / CDOM: **77/139** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Trust**  
 AREA: **648 - Pasadena** LIST: **01/04/2025** LA: **Susan Stone, 01438231, 626-354-1306**  
 (SE)  
 Next OH: **Public: Wed Mar 26, 11:00AM-2:00PM**

**12.**  **917 Wigwam Ave, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$2,180,000**  
 BED / BATH: **5/4,0,0,0** YEAR BLT: **1951 (ASR)** APN: **5772012020** PRICE PER SQFT: **\$712.19**  
 SQFT: **3,061** LOT: **8,480/0.1947** ML#: **WS25064600** ORIG \$: **\$2,180,000**  
 GARAGE: **2/Attached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**  
 AREA: **605 - Arcadia** LIST: **03/24/2025** LA: **GUANGRONG ZUO, 01938898, 626-679-3239**  
 Next OH: **Public: Wed Mar 26, 11:00AM-2:00PM**

**Article 2**  
 REALTORS® shall avoid exaggeration, misrepresentation, or concealment of pertinent facts relating to the property or the transaction. REALTORS® shall not, however, be obligated to discover latent defects in the property, to advise on matters outside the scope of their real estate license, or to disclose facts which are confidential under the scope of agency or non-agency relationships as defined by state law.

**7.9 Mandatory Submission upon Marketing.** Within one (1) business day of marketing or advertising a residential property to any member of the public for sale which contains one to four units or is a residential vacant land lot which is subject to any exclusive right to sell or seller reserved listing agreement, the Listing Broker must submit the property into the MLS for cooperation with other CRMLS participants. Marketing and advertising includes, but is not limited to, any information about the property or its availability for sale displayed on any: signs, websites, social media, brokerage or franchise operated websites, communications (verbal or written), multi-brokerage or franchise listing sharing networks, flyers or written material, on any applications, or by conducting an open house. Any individual or entity that has signed, within the previous year a Disclosure Regarding Real Estate Agency Relationship form in compliance with CA Civil Code section 2079.16 that identifies the Listing Broker shall not be considered a “member of the public” under this rule. Violations of this Rule may result in modifications being made to the DOM count of any listing at issue as provided for in Rule 14.5.

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**AAR UPCOMING EVENTS  
& EVENT REGISTRATION**



The AAR Global Committee Presents



# UNDERSTANDING US TAXATION

A special class for:  
Foreign Nationals in the US and US Citizens and Permanent Residents Living Abroad

**Speaker: Jonathan Lin, CPA**

**Understanding US Taxation | in-person**  
**Thursday, March 27, 2025 – 11:00AM**  
**Cost: FREE to AAR Members | \$10 Non-Member**



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

**CRMLS Training: Showing Time for the MLS**  
**Online Virtual Training**  
**Friday, March 28, 2025 – 1:00PM | FREE to CRMLS Members**



The AAR Commercial Committee Presents



*Commercial and Investment  
Networking and Education Lunch*  
**Commercial  
Tenant Act**  
MARKETING MIXER

**Speaker: David Fu, David Fu and Associates**

**Commercial Mixer: Commercial Tenant Act | IN-PERSON**  
**Thursday, April 3, 2025 – 11:00AM | FREE to Everyone**



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

**CRMLS Training: Matrix Searching 101**  
**Online Virtual Training**  
**Monday, April 7, 2025 – 9:00AM**  
**Cost: FREE to CRMLS Members**

*J. D. Reyes*

## AI Made Easy AI & Video Marketing for the Modern Agent

**JOHN D. Reyes, Real Estate & Mortgage Broker, National Speaker**

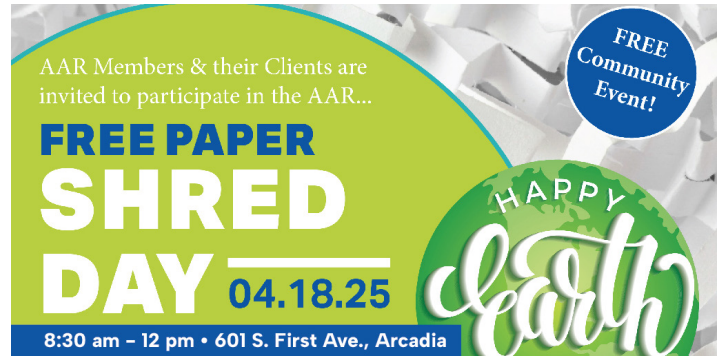
Learn how to master AI tools for Real Estate Success, create video content with AI Twin Technology and boost engagement with cutting-edge strategies.

**AI Made Easy**  
**IN-PERSON**  
**Tuesday, April 8, 2025 – 11:00AM**  
**Cost: FREE to AAR Members | \$10 Non-Members**



## LEGAL UPDATE Kelly Richardson, Attorney

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



**8:30 am – 12 pm • 601 S. First Ave., Arcadia**  
**FREE Paper Shred Event**  
**Friday, April 18, 2025 - 8:30AM - 12:00PM**  
**AAR Parking Lot**



The AAR Education Committee Presents

## The Power of the 1031 Exchange



**Instructor: Stephanie Kelsey with Asset Preservation**

**The power of the 1031 Exchange**  
**IN-PERSON**  
**Tuesday, April 22, 2025 – 11:00AM**  
**Cost: FREE to AAR Members | \$10 Non-Member**