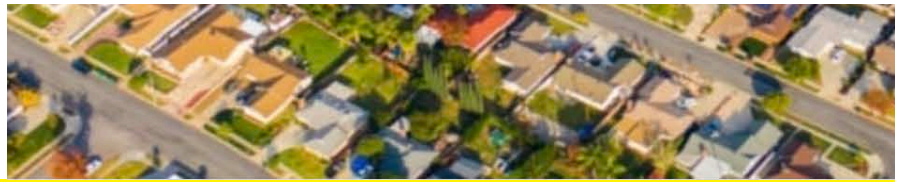


**ARCADIA ASSOC. OF REALTORS**

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

**APRIL 23, 2025 MLS MARKETING MEETING LISTINGS**

- 1.**  **330 Cordova St # 162, Pasadena 91101** STATUS: **Active** PRICE: **\$879,000**  
**CONDO**  
 BED / BATH: **2/1,1,0,0** YEAR BLT: **1981 (ASR)** APN: **5722024153** PRICE PER SQFT: **\$780.64**  
 SQFT: **1,126** LOT: **144,125/3.3087** ML#: **PF25075111** ORIG \$: **\$879,000**  
 GARAGE: **2/Detached** DOM / CDOM: **14/14** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**  
 AREA: **647 - Pasadena** LIST: **04/06/2025** LA: **James Tripodes, 01455574, 626-202-9444**  
 (SW)  
 Next OH: **Public: Wed Apr 23, 11:00AM-2:00PM**

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- 2.**  **27 Alta St # A, Arcadia 91006** STATUS: **Active CONDO** PRICE: **\$1,150,000**  
 BED / BATH: **3/3,0,1,0** YEAR BLT: **2012 (PUB)** APN: **5773013054** PRICE PER SQFT: **\$774.93**  
 SQFT: **1,484** LOT: **23,708/0.5443** ML#: **WS25086552** ORIG \$: **\$1,150,000**  
 GARAGE: **2/Attached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **605 - Arcadia** LIST: **04/18/2025** LA: **LEI SHEN, 02149555, 626-328-9331**

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- 3.**  **1720 Watson Dr, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$1,298,000**  
 BED / BATH: **3/2,0,0,0** YEAR BLT: **1951 (ASR)** APN: **5789002009** PRICE PER SQFT: **\$897.65**  
 SQFT: **1,446** LOT: **7,888/0.1811** ML#: **WS25085769** ORIG \$: **\$1,298,000**  
 GARAGE: **2/Attached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**  
 AREA: **605 - Arcadia** LIST: **04/18/2025** LA: **GUANGRONG ZUO, 01938898, 626-679-3239**  
 Next OH: **Public: Wed Apr 23, 11:00AM-2:00PM**

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- 4.**  **247 N Hermosa Ave, Sierra Madre 91024** STATUS: **Active SFR** PRICE: **\$1,389,500**  
 BED / BATH: **3/2,0,0,0** YEAR BLT: **2001 (ASR)** APN: **5768007021** PRICE PER SQFT: **\$858.25**  
 SQFT: **1,619** LOT: **4,541/0.1042** ML#: **AR25087143** ORIG \$: **\$1,389,500**  
 GARAGE: **2/Attached** DOM / CDOM: **0/0** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**  
 AREA: **656 - Sierra Madre** LIST: **04/22/2025** LA: **Cathy Crockett, 00597561, 626-676-1565**

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- 5.**  **2176 Las Lunas St, Pasadena 91107** STATUS: **Active SFR** PRICE: **\$1,488,000**  
 BED / BATH: **3/1,1,0,0** YEAR BLT: **1948 (ASR)** APN: **5744018027** PRICE PER SQFT: **\$852.72**  
 SQFT: **1,745** LOT: **8,707/0.1999** ML#: **AR25085990** ORIG \$: **\$1,488,000**  
 GARAGE: **2/Detached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**  
 AREA: **646 - Pasadena** LIST: **04/18/2025** LA: **Tim Cragoe, 01119101, 626-533-1881**  
 (NE)  
 Next OH: **Public: Wed Apr 23, 11:00AM-2:00PM**

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- 6.**  **1738 Alta Oaks Dr, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$1,648,000**  
 BED / BATH: **3/2,0,0,0** YEAR BLT: **1952 (ASR)** APN: **5771005014** PRICE PER SQFT: **\$1,006.11**  
 SQFT: **1,638** LOT: **11,573/0.2657** ML#: **P1-21815** ORIG \$: **\$1,648,000**  
 GARAGE: **2/Attached** DOM / CDOM: **5/5** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**  
 AREA: **605 - Arcadia** LIST: **04/17/2025** LA: **Reni Rose, 00975915, (626) 437-6000**  
 Next OH: **Public: Wed Apr 23, 11:00AM-2:00PM**

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- 7.**  **1124 E Lemon Ave, Monrovia 91016** STATUS: **Active SFR** PRICE: **\$1,729,000 ↓**  
 BED / BATH: **3/1,1,1,0** YEAR BLT: **1951 (ASR)** APN: **8526011015** PRICE PER SQFT: **\$753.05**  
 SQFT: **2,296** LOT: **8,428/0.1935** ML#: **P1-20863** ORIG \$: **\$1,950,000**  
 GARAGE: **2/Attached** DOM / CDOM: **68/68** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **639 - Monrovia** LIST: **02/14/2025** LA: **Noah Kazanjian, 01893507, (626) 484-1983**  
 Next OH: **Broker: Wed Apr 23, 11:00AM-1:00PM**

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- 8.**  **2700 Holly Ave, Arcadia 91007** STATUS: **Active SFR** PRICE: **\$2,080,000**  
 BED / BATH: **4/4,0,1,0** YEAR BLT: **1947 (ASR)** APN: **8586005001** PRICE PER SQFT: **\$568.46**  
 SQFT: **3,659** LOT: **14,643/0.3362** ML#: **WS25084301** ORIG \$: **\$2,080,000**  
 GARAGE: **2/Attached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **No/Yes** SALE TYPE: **Standard**  
 AREA: **605 - Arcadia** LIST: **04/17/2025** LA: **GUANGRONG ZUO, 01938898, 626-679-3239**  
 Next OH: **Public: Wed Apr 23, 11:00AM-2:00PM**

9.



**100 W Sycamore Ave, Arcadia 91006** STATUS: **Active SFR**  
 BED / BATH: **3/3,0,0,0** YEAR BLT: **1949 (ASR)**  
 SQFT: **2,793** LOT: **30,046/0.6898**  
 GARAGE: **2/Detached** DOM / CDOM: **1/132**  
 AREA: **605 - Arcadia** LIST: **04/21/2025**  
 Next OH: **Public: Wed Apr 23, 11:00AM-2:00PM**

PRICE: **\$3,278,000**  
 PRICE PER SQFT: **\$1,173.65**  
 ORIG \$: **\$3,278,000**  
 SALE TYPE: **Standard**  
 APN: **5770009008**  
 ML#: **WS25087673**  
 VIEW / Pvt.POOL: **No/Yes**  
 LA: **LEI SHEN, 02149555, 626-328-9331**

10.



**650 Baldwin Ct, Sierra Madre 91024** STATUS: **Active SFR**  
 BED / BATH: **5/2,3,0,0** YEAR BLT: **1941 (ASR)**  
 SQFT: **3,986** LOT: **47,076/1.0807**  
 GARAGE: **4/Detached** DOM / CDOM: **4/4**  
 AREA: **656 - Sierra Madre** LIST: **04/18/2025**  
 Next OH: **Public: Wed Apr 23, 10:00AM-1:00PM**

PRICE: **\$3,658,000**  
 PRICE PER SQFT: **\$917.71**  
 ORIG \$: **\$3,658,000**  
 SALE TYPE: **Standard**  
 APN: **5762030021**  
 ML#: **AR25077263**  
 VIEW / Pvt.POOL: **Yes/Yes**  
 LA: **Mary Morin, 01490098, 626-233-2047**

11.



**515 W Le Roy Ave, Arcadia 91007** STATUS: **Active SFR**  
 BED / BATH: **7/8,0,0,0** YEAR BLT: **1998 (PUB)**  
 SQFT: **6,654** LOT: **19,165/0.44**  
 GARAGE: **3/Attached** DOM / CDOM: **1/1**  
 AREA: **605 - Arcadia** LIST: **04/21/2025**  
 Next OH: **Public: Wed Apr 23, 11:00AM-2:00PM**

PRICE: **\$4,180,000**  
 PRICE PER SQFT: **\$628.19**  
 ORIG \$: **\$4,180,000**  
 SALE TYPE: **Standard**  
 APN: **5784008005**  
 ML#: **WS25086832**  
 VIEW / Pvt.POOL: **Yes/Yes**  
 LA: **JASON WEI, 01968787, 626-678-7009**

**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.

**7.13 Contingencies.** Any contingency or condition of any term in a listing shall be specified and noticed to the participants.



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



**AAR UPCOMING EVENTS  
 & EVENT REGISTRATION**

**THANK YOU TO OUR AWARDS  
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**ARCADIA ASSOCIATION OF REALTORS** The AAR - RSAR Presents **ONLINE MEETING**  
**FAIR HOUSING & DIVERSITY FORUM**

**Colette Massengale, Esq., AHWD, GSI**  
 Senior Policy Representative for Fair Housing  
 NAR's Advocacy Team

**Meena Patel**  
 CAR Fair Housing and DEI Director

**APRIL 24 2025 | 11 am - 12 pm Via Zoom**

1. New laws or regulations that may have come into effect at the beginning of the year (State and Federal).
2. Recent stories involving REALTORS and Fair Housing rules.
3. Programs available to local offices or members regarding Fair Housing and Diversity.



**CRMLS**

**FREE** Product Training • Elevate Your Business • All Skill Levels

**CRMLS Training: REImagine Home**  
**Online Virtual Training**  
**Friday, April 25, 2025 – 1:00PM**  
**Cost: FREE to CRMLS Members**



**ARCADIA ASSOCIATION OF REALTORS®** The AAR Commercial Committee Presents

*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, May 1, 2025 – 11:00AM**  
**Cost: FREE to Everyone**  
**Lunch Sponsor: Diane Balsamo | The Money Store**



THE ARCADIA ASSOCIATION OF REALTORS®  
 Events & Charity presents...

**ARCADIA ASSOCIATION OF REALTORS®**

**CINCO DE BINGO**

**REALTORS INC. INC.**  
 "Relentlessly Supporting Local Charities"

**Friday, May 2, 2025 • 5:30pm - 9:00pm**

**E4C Cinco De Bingo | IN-PERSON**  
**Friday, May 2, 2025 – 5:30PM-9:00PM**  
**Cost: Adult \$40 | Child (10 and under) \$20**  
**3 years and under free**



**CRMLS**

**FREE** Product Training • Elevate Your Business • All Skill Levels

**CRMLS Training: Matrix Quick Tips | Online Virtual Training**  
**Monday, May 5, 2025 – 9:00AM**  
**Cost: FREE to CRMLS Members**



**UNDERSTANDING MOLD: WHAT IT MEANS FOR YOUR TRANSACTION**

Speaker:  
**Tony Escamilla**  
 Owner of Villa Property Inspections

**Understanding Mold**  
**Online**  
**Tuesday, May 13, 2025 – 11:00AM**  
**Cost: FREE to AAR Members | \$10 Non-Members**



**LEGAL UPDATE**  
**Kelly Richardson, Attorney**

**Legal Update | MLS Marketing Meeting | Masonic Center**  
**Wednesday, May 14, 2025 – 9:00AM**



**ARCADIA ASSOCIATION OF REALTORS®** The AAR Global Committee Presents

**Bank Loans For Foreign Nationals**

**Bank Loans for Foreign Nationals**  
**In-Person**  
**Thursday, May 15, 2025 – 11:00AM**  
**Cost: FREE to AAR Members | \$10 Non-Members**



**ARCADIA ASSOCIATION OF REALTORS®**

**PICKLEBALL TOURNAMENT**

**FRIDAY, MAY 16, 2025 • 12PM - 4PM**

**AAR Pickleball Tournament**  
**In-Person - iPickle - Arcadia**  
**Friday, May 16, 2025 – 12:00PM - 4:00PM**

# LIGHTS, CAMERA, TRACTION!

FREE Workshop  
Tuesday, May 20 | 11-12:30 PM  
Virtual on Zoom

ARCADIA ASSOCIATION OF REALTORS

**Lights, Camera, Traction: Video Creation for REALTORS Online**  
**Tuesday, May 10, 2025 – 11:00AM**  
**Free to AAR Members | \$10 Non-Members**

ARCADIA ASSOCIATION OF REALTORS

ONLINE

## Defer Capital Gains

Structured Installment Sale

Convert sales proceeds into a guaranteed income stream.

Payments Consist of:

- Return of Basis
- Capital Gains
- Interest

Speaker: Angel N. Viera, Arcadia Settlements Group

**New Tax-Deferral of Capital Gains Annuity Online**  
**Thursday, May 29, 2025 – 11:00AM**  
**Free to AAR Members | \$10 Non-Members**

ARCADIA ASSOCIATION OF REALTORS

FREE Product Training • Elevate Your Business • All Skill Levels

CRMLS

VIRTUAL TRAINING

**CRMLS Training: Down Payment Resource Online Virtual Training**  
**Friday, May 30, 2025 – 1:00PM**  
**Cost: FREE to CRMLS Members**

ARCADIA ASSOCIATION OF REALTORS

FREE Product Training • Elevate Your Business • All Skill Levels

CRMLS

VIRTUAL TRAINING

**CRMLS Training: Matrix Managing Listings Online Virtual Training**  
**Monday, June 2, 2025 – 9:00AM**  
**Cost: FREE to CRMLS Members**

ARCADIA ASSOCIATION OF REALTORS

The AAR Education Committee Presents

ONLINE MEETING

## Financial Tax Strategies For Realtors:

Maximizing Deductions and Setting Up for Success

Nicole Green, a Tax Advisor from Robert Hall & Associates

**Financial Tax Strategies for REALTORS Online**  
**Tuesday, June 3, 2025 – 2:00PM**  
**Cost: FREE to AAR Members | \$10 Non-Members**

ARCADIA ASSOCIATION OF REALTORS

The AAR Commercial Committee Presents

IN-PERSON MEETING

Commercial and Investment Networking and Education Lunch

## 1031 Exchange

MARKETING MIXER

Speaker: Anthony Philips, Downstream Exchange Company

**Commercial Mixer: 1031 Exchange In-Person**  
**Thursday, June 5, 2025 – 11:00AM**  
**Cost: FREE to Everyone**

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 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, June 10, 2025 – 11:00AM**  
**Cost: FREE to AAR Members | \$10 Non-Members**

ARCADIA ASSOCIATION OF REALTORS

AAAR Connect Sip & Paint 2025

Monet- Evening Waterlilies

Cezanne- Tulips & Apples

**Sip and Paint IN-PERSON – AAR**  
**Thursday, June 12, 2025 – 6:00 PM -8:00PM**  
**Cost: \$45 per person – Registration closes June 5**