

**ARCADIA ASSOC. OF REALTORS**

601 S. First Avenue, Arcadia

Office Phone: 626-446-2115

ContactUs@theaar.com

www.theaar.com

**MAY 28, 2025 MLS MARKETING MEETING LISTINGS****1.**

1557 E Farland St, Covina 91724 STATUS: **Active SFR** PRICE: **\$798,000**
BED / BATH: **4/2,0,0,0** YEAR BLT: **1961 (PUB)** APN: **8427008007** PRICE PER SQFT: **\$483.34**
SQFT: **1,651** LOT: **7,694/0.1766** ML#: **AR25114237** ORIG \$: **\$798,000**
GARAGE: **2/Attached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
AREA: **614 - Covina** LIST: **05/23/2025** LA: **Luther Tsinoglou, 01135433, 626-695-8650**

2.

566 Elkhorn Dr, Duarte 91010 STATUS: **Active SFR** PRICE: **\$798,000**
BED / BATH: **3/1,1,0,0** YEAR BLT: **1984 (ASR)** APN: **8610022009** PRICE PER SQFT: **\$570.00**
SQFT: **1,400** LOT: **7,637/0.1753** ML#: **AR25091644** ORIG \$: **\$798,000**
GARAGE: **2/Attached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
AREA: **617 - Duarte** LIST: **05/15/2025** LA: **Imy Dulake, 00987845, 626-664-1280**
Next OH: **Public: Wed May 28, 11:00AM-2:00PM**

3.

1049 Fairview Ave # 5, Arcadia 91007 STATUS: **Active CONDO** PRICE: **\$828,000**
BED / BATH: **2/2,0,0,0** YEAR BLT: **1987 (ASR)** APN: **5783006055** PRICE PER SQFT: **\$479.72**
SQFT: **1,726** LOT: **6,725/0.1544** ML#: **AR25074309** ORIG \$: **\$828,000**
GARAGE: **2/Attached** DOM / CDOM: **0/0** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**
AREA: **605 - Arcadia** LIST: **04/02/2025** LA: **Susan Cook, 02015404, 626-253-1323**

4.

251 Mountain Crest Rd, Duarte 91010 STATUS: **Active SFR** PRICE: **\$895,000 ↑**
BED / BATH: **3/1,1,0,0** YEAR BLT: **1965 (ASR)** APN: **8610011020** PRICE PER SQFT: **\$661.49**
SQFT: **1,353** LOT: **7,394/0.1697** ML#: **CV25076986** ORIG \$: **\$850,000**
GARAGE: **2/Attached** DOM / CDOM: **0/0** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
AREA: **617 - Duarte** LIST: **04/25/2025** LA: **Joanne Capitano, 00943603, 626-374-8227**
Next OH: **Broker: Wed May 28, 11:00AM-2:00AM**

5.

9559 Blackley St, Temple City 91780 STATUS: **Active SFR** PRICE: **\$938,000**
BED / BATH: **3/2,0,0,0** YEAR BLT: **1953 (PUB)** APN: **8590006021** PRICE PER SQFT: **\$742.68**
SQFT: **1,263** LOT: **5,377/0.1234** ML#: **AR25117327** ORIG \$: **\$938,000**
GARAGE: **2/Detached** DOM / CDOM: **0/0** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**
AREA: **661 - Temple City** LIST: **05/27/2025** LA: **Dean Griffith, 01452542, 626-664-9163**
Next OH: **Public: Wed May 28, 11:00AM-2:00PM**

6.

800 Winthrop Dr Drive, Alhambra 91803 STATUS: **Active SFR** PRICE: **\$1,180,000**
BED / BATH: **3/1,1,0,0** YEAR BLT: **1925 (ASR)** APN: **5291016014** PRICE PER SQFT: **\$775.30**
SQFT: **1,522** LOT: **5,223/0.1199** ML#: **P1-22335** ORIG \$: **\$1,180,000**
GARAGE: **1/Attached** DOM / CDOM: **7/7** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**
AREA: **601 - Alhambra** LIST: **05/20/2025** LA: **Jenny Lin, 01383084, (626) 318-2918**
Next OH: **Public: Wed May 28, 11:00AM-2:00PM**

7.

18 Fano St # 2, Arcadia 91006 STATUS: **Active CONDO** PRICE: **\$1,188,000**
BED / BATH: **3/2,0,1,0** YEAR BLT: **2000 (ASR)** APN: **5779012058** PRICE PER SQFT: **\$509.22**
SQFT: **2,333** LOT: **16,057/0.3686** ML#: **AR25112435** ORIG \$: **\$1,188,000**
GARAGE: **2/Attached** DOM / CDOM: **7/7** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
AREA: **605 - Arcadia** LIST: **05/19/2025** LA: **Dharshini Venkateswaran, 01910712, 626-808-8114**
Next OH: **Public: Wed May 28, 10:00AM-2:00PM**

8.

684 Orange Dr, Sierra Madre 91024 STATUS: **Active SFR** PRICE: **\$1,588,000**
BED / BATH: **3/2,0,1,0** YEAR BLT: **1989 (ASR)** APN: **5763008028** PRICE PER SQFT: **\$749.76**
SQFT: **2,118** LOT: **5,796/0.1331** ML#: **P1-22386** ORIG \$: **\$1,588,000**
GARAGE: **2/Attached** DOM / CDOM: **5/5** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
AREA: **656 - Sierra Madre** LIST: **05/22/2025** LA: **Reni Rose, 00975915, (626) 437-6000**
Next OH: **Public: Wed May 28, 11:00AM-2:00PM**

- 9.**  **820 Rainwater Ln, Walnut 91789** STATUS: **Active SFR** PRICE: **\$1,588,000**
 BED / BATH: **4/3,0,0,0** YEAR BLT: **1986 (PUB)** APN: **[8709067012](#)** PRICE PER SQFT: **\$639.29**
 SQFT: **2,484** LOT: **9,007/0.2068** ML#: **[WS25110852](#)** ORIG \$: **\$1,588,000**
 GARAGE: **3/Attached** DOM / CDOM: **0/0** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**
 AREA: **668 - Walnut** LIST: **04/19/2025** LA: **[LEI SHEN, 02149555](#), 626-328-9331**
 Next OH: **Public: Wed May 28, 11:00AM-2:00PM**
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- 10.**  **250 Hillgreen Pl, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$1,774,800**
 BED / BATH: **3/1,1,1,0** YEAR BLT: **1957 (ASR)** APN: **[5765010012](#)** PRICE PER SQFT: **\$1,017.08**
 SQFT: **1,745** LOT: **12,122/0.2783** ML#: **[WS25110044](#)** ORIG \$: **\$1,774,800**
 GARAGE: **2/Attached** DOM / CDOM: **0/0** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **05/21/2025** LA: **[KEVIN KWAN, 01488390](#), 626-272-2365**
 Next OH: **Broker: Wed May 28, 11:00AM-2:00PM**
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- 11.**  **480 Oxford Drive, Arcadia 91007** STATUS: **Active SFR** PRICE: **\$1,798,000**
 BED / BATH: **2/2,0,0,0** YEAR BLT: **1953 (ASR)** APN: **[5775006002](#)** PRICE PER SQFT: **\$823.64**
 SQFT: **2,183** LOT: **14,647/0.3362** ML#: **[AR25117399](#)** ORIG \$: **\$1,798,000**
 GARAGE: **2/Attached** DOM / CDOM: **0/0** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Trust**
 AREA: **605 - Arcadia** LIST: **05/27/2025** LA: **[Pamela DelRey, 00864033](#), 626-841-2387**
 Next OH: **Broker: Wed May 28, 11:00AM-2:00PM**
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- 12.**  **1960 Liliano Dr, Sierra Madre 91024** STATUS: **Active SFR** PRICE: **\$2,190,000**
 BED / BATH: **4/1,2,0,0** YEAR BLT: **1956 (ASR)** APN: **[5764004007](#)** PRICE PER SQFT: **\$832.07**
 SQFT: **2,632** LOT: **15,246/0.35** ML#: **[AR25097499](#)** ORIG \$: **\$2,190,000**
 GARAGE: **2/Attached** DOM / CDOM: **15/138** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Trust**
 AREA: **656 - Sierra Madre** LIST: **05/10/2025** LA: **[Doug Meyer, 00354602](#), 626-993-4900**
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- 13.**  **302 W Carter Ave, Sierra Madre 91024** STATUS: **Active SFR** PRICE: **\$2,900,000**
 BED / BATH: **3/2,0,0,0** YEAR BLT: **1950 (PUB)** APN: **[5762025002](#)** PRICE PER SQFT: **\$1,581.24**
 SQFT: **1,834** LOT: **12,687/0.2913** ML#: **[AR25113735](#)** ORIG \$: **\$2,900,000**
 GARAGE: **0** DOM / CDOM: **0/0** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**
 AREA: **656 - Sierra Madre** LIST: **05/26/2025** LA: **[Katherine Orth, 00942500](#), 626-688-0418**
 Next OH: **Broker: Wed May 28, 11:00AM-2:00PM**
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- 14.**  **500 Campesina Rd, Arcadia 91007** STATUS: **Active SFR** PRICE: **\$3,580,000**
 BED / BATH: **5/6,0,0,0** YEAR BLT: **1951 (ASR)** APN: **[5776017015](#)** PRICE PER SQFT: **\$854.42**
 SQFT: **4,190** LOT: **18,249/0.4189** ML#: **[WS25110972](#)** ORIG \$: **\$3,580,000**
 GARAGE: **2/Attached** DOM / CDOM: **0/0** VIEW / Pvt.POOL: **No/Yes** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **05/16/2025** LA: **[GUANGRONG ZUO, 01938898](#), 626-679-3239**

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.

8.1 Listing Agreement and Seller's Permission. Prior to submitting a listing to the MLS, the Listing Broker shall obtain the written agreement of the seller(s) expressly granting the Listing Broker authority to:

- file the listing with the MLS for publication and dissemination to those authorized by the MLS;
- act as an agent for the seller(s);
- abide by the rules of the MLS;
- provide timely notice of status changes of the listing to the MLS;
- provide sales information, including selling price, to the MLS upon sale of the property for publication and dissemination to those authorized by the MLS; and
- publish sales information after the final closing of a sales transaction in accordance with these MLS rules (See Section 10.1).



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



**AAR UPCOMING EVENTS
& EVENT REGISTRATION**

Defer Capital Gains
Structured Installment Sale

Convert sales proceeds into a guaranteed income stream.

Speaker: Angel N. Viera, Arcadia Settlements Group

ONLINE

Payments Consist of:

- Return of Basis
- Capital Gains
- Interest

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

The AAR Commercial Committee Presents

1031 Exchange
MARKETING MIXER

Speaker: Anthony Philips, Downstream Exchange Company

Commercial and Investment Networking and Education Lunch

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

CRMLS Training - Online Virtual Training
Friday, May 30, 2025 – 1:00PM : Down Payment Resource
Monday, June 2, 2025 – 9:00AM: Matrix Managing Listings
Cost: FREE to CRMLS Members

FREE Product Training • Elevate Your Business • All Skill Levels

CRMLS Training - Online Virtual Training
Friday, May 30, 2025 – 1:00PM : Down Payment Resource
Monday, June 2, 2025 – 9:00AM: Matrix Managing Listings
Cost: FREE to CRMLS Members

The AAR Education Committee Presents

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 ECO HOME TOUR

Saturday, June 7, 2025

9:15am ~ 11:30am

A rare opportunity to visit a multiple award winning environmentally friendly designed home in Arcadia. Learn what you can do to your home to preserve and conserve.



Presented by



Property has served as a venue in many environmental/ecological/climax awareness campaigns and as a lab/observation station in several community/citizen science projects, listed as a participatory site on a number of maps & lists recording habitat conservation & regeneration activities, and has received several designations by different NPOs, including a registered Pollinator Habitat with Xerces' "Bring back the Pollinators", a Monarch Watch certified Monarch Waystation, a Surfrider Foundation's verified Ocean Friendly Garden, a National Wildlife Federation's Certified Wildlife Habitat, a Pollinator.org's Certified Bee-friendly Farm, a

MAG's Certified Pollinator Habitat, a *Build It Green's* GreenPoint RATED Home, and an EPA's Energy StarHome.

Dr. Edward Huang, owner-builder, will lead the walking tour showcasing a variety of eco-friendly features and practices incorporated in the design, building and management of the property. He will focus on the Eco Home site, architectural and landscaping applications that have been adapted to the drought and the current climate and crisis in the American West, capturing, restoring and recycling the use of carbon energy and water.

THIS IS A PRIVATE TOUR - LIMITED TO 25 CAREPA GUESTS. FIRST COME FIRST SERVE.

WAIVER/LIABILITY FORM MUST BE COMPLETED AND SIGNED PRIOR TO TOUR.
 TOUR WILL START PROMPTLY AT 9:30 AM. NO LATE ADMITTANCE.
 CARPOOLING IS ENCOURAGED. LIMITED PARKING ON THE STREET.
 WE'LL ENGAGE IN RECYCLING PRACTICES ON SITE

To reserve your spot, please contact

Lucia Tam @ 626-221-2888

LOCATION WILL BE PROVIDED TO CONFIRMED REGISTERED GUESTS PRIOR TO TOUR.
 Guests under 18 years old and walk-ins WILL NOT be allowed on tour.

CAREPA ♥ CHINESE AMERICAN REAL ESTATE PROFESSIONALS ASSOCIATION ♥ P.O. BOX 1435 ♥ SAN GABRIEL ♥ CALIFORNIA ♥ 91776





Thrive Broker Summit - In-Person
Pasea Hotel, Huntington Beach | June 8-9, 2025
Cost: \$349.00 +11.76 (Fee) - USE: AARThrivesfor \$100 OFF

YPN Presents

YPN Coffee Mixer

Network, Socialize, Mingle, and Have Fun!
 Klatch Coffee and Pastries provided by Corner Bakery

David Chen
2025 AAR President

Todd Goldsworthy
Financial Advisor
Edward Jones

Monday, June 9, 2025 • 8:30 am - 10:30 am

YPN Coffee Mixer | In-Person
Monday, June 9, 2025 – 8:30AM-10:30AM
Cost: FREE to Everyone

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

LEGAL UPDATE

Kelly Richardson, Attorney

Legal Update | MLS Marketing Meeting | Masonic Center
Wednesday, June 11, 2025 – 9:00AM



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

FREE Product Training • Elevate Your Business • All Skill Levels

CRMLS Training: Realist Tax
Online Virtual Training - Friday, June 27, 2025
Cost: FREE to CRMLS Members

STAYIN' ALIVE in 2025

HUSTLE UP AN EXTRA LISTING THIS YEAR!
Speaker: Ryan Kleis, Reverse Mortgage Educator
July 8, 2025 | 11AM - 12:30PM

Stayin' Alive in 2025 Reverse Mortgage
In-Person - Lunch and Learn | Tuesday, July 8, 2025 - 11AM

OFFICE to OFFICE Contest

JOIN our OFFICE TO OFFICE RAF Contest May 1 - June 30
 Each office that has the highest percentage of voluntary investments in the REALTOR® Action Fund (RAF) from each category listed below between the 2025 dues billing cycle and **June 30, 2025** will win a lunch party for the winning office. Winners will be announced at **Caravan on July 16th!**

- Small Office 1-5 Agents \$100.00 Door Dash Gift Card for your Lunch PARTY!!
- Medium Office 6-20 Agents \$175.00 Door Dash Gift Card for your Lunch PARTY!!
- Large Office 21+ Agents \$475.00 Door Dash Gift Card for your Lunch PARTY!!