

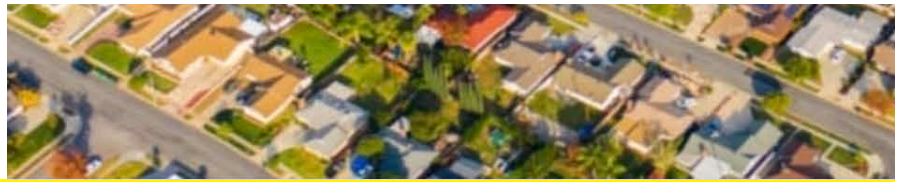
**ARCADIA ASSOC. OF REALTORS**

601 S. First Avenue, Arcadia

Office Phone: 626-446-2115

ContactUs@theaar.com

www.theaar.com

**MAY 7, 2025 MLS MARKETING MEETING LISTINGS****1.**

**833 E Cassia Ln # D, Azusa 91702** STATUS: **Active TWNHS**  
 BED / BATH: 2/3,0,0,0 YEAR BLT: 2012 (ASR)  
 SQFT: 1,302 LOT: 36,930/0.8478  
 GARAGE: 2/Attached DOM / CDOM: 5/5  
 AREA: 607 - Azusa LIST: 05/01/2025

PRICE: \$635,000  
 PRICE PER SQFT: \$487.71  
 APN: [8625035109](#) ORIG \$: \$635,000  
 ML#: [WS25096899](#) SALE TYPE: Standard  
 VIEW / Pvt.POOL: Yes/No  
 LA: [SHUN ZHANG, 01825334](#), 626-230-2271

**2.**

**1046 Royal Oaks Dr # B, Monrovia 91016** STATUS: **Active TWNHS**  
 BED / BATH: 3/2,0,1,0 YEAR BLT: 1979 (ASR)  
 SQFT: 1,356 LOT: 2,268/0.0521  
 GARAGE: 2/Detached DOM / CDOM: 1/1  
 AREA: 639 - Monrovia LIST: 04/29/2025  
 Next OH: Broker: Wed May 7, 11:00AM-2:00AM

PRICE: \$738,000  
 PRICE PER SQFT: \$544.25  
 APN: [8530024087](#) ORIG \$: \$738,000  
 ML#: [AR25099656](#) SALE TYPE: Standard  
 VIEW / Pvt.POOL: Yes/No  
 LA: [Donna Baker, 01308772](#), 626-487-0820

**3.**

**1946 Earlington Ave, Duarte 91010** STATUS: **Active SFR**  
 BED / BATH: 3/1,1,0,0 YEAR BLT: 1949 (ASR)  
 SQFT: 1,212 LOT: 6,343/0.1456  
 GARAGE: 2/Detached DOM / CDOM: 4/4  
 AREA: 617 - Duarte LIST: 05/02/2025

PRICE: \$748,800  
 PRICE PER SQFT: \$617.82  
 APN: [8531001020](#) ORIG \$: \$748,800  
 ML#: [AR25096511](#) SALE TYPE: Trust  
 VIEW / Pvt.POOL: No/No  
 LA: [Hoss Nouhi, 00821265](#), 626-625-5704

**4.**

**848 W Huntington Dr # 4, Arcadia 91007** STATUS: **Active TWNHS**  
 BED / BATH: 3/2,0,1,0 YEAR BLT: 1974 (ASR)  
 SQFT: 1,585 LOT: 102,976/2.364  
 GARAGE: 2/Attached DOM / CDOM: 2/2  
 AREA: 605 - Arcadia LIST: 05/05/2025  
 Next OH: Public: Wed May 7, 11:00AM-2:00PM

PRICE: \$768,000  
 PRICE PER SQFT: \$484.54  
 APN: [5783009035](#) ORIG \$: \$768,000  
 ML#: [P1-22057](#) SALE TYPE: Standard, Trust  
 VIEW / Pvt.POOL: Yes/Yes  
 LA: [Jenan Musulli, 01438002](#), (626) 318-7118

**5.**

**506 W Sierra Madre Blvd # D, Sierra Madre 91024** STATUS: **Active TWNHS**  
 BED / BATH: 2/1,1,1,0 YEAR BLT: 1980 (ASR)  
 SQFT: 1,650 LOT: 23,963/0.5501  
 GARAGE: 2/Attached DOM / CDOM: 5/5  
 AREA: 656 - Sierra Madre LIST: 04/10/2025

PRICE: \$1,048,000  
 PRICE PER SQFT: \$635.15  
 APN: [5768022036](#) ORIG \$: \$1,048,000  
 ML#: [AR25077099](#) SALE TYPE: Trust  
 VIEW / Pvt.POOL: Yes/No  
 LA: [Barbara Lyle, 01237757](#), 626-445-5500

**6.**

**735 W Lemon Ave, Monrovia 91016** STATUS: **Active DPLX**  
 BED / BATH: 5/2,1,0,0 YEAR BLT: 1947 (ASR)  
 SQFT: 2,181 LOT: 14,994/0.3442  
 GARAGE: 2/Attached DOM / CDOM: 2/2  
 AREA: 639 - Monrovia LIST: 05/05/2025  
 Next OH: Public: Wed May 7, 11:00AM-2:00PM

PRICE: \$1,088,000  
 PRICE PER SQFT: \$498.85  
 APN: [8505022011](#) ORIG \$: \$1,088,000  
 ML#: [P1-22053](#) SALE TYPE: Standard  
 VIEW / Pvt.POOL: Yes/Yes  
 LA: [Jenan Musulli, 01438002](#), (626) 318-7118

**7.**

**147 N Ivy Ave, Monrovia 91016** STATUS: **Active SFR**  
 BED / BATH: 2/1,1,0,0 YEAR BLT: 1906 (ASR)  
 SQFT: 1,130 LOT: 6,460/0.1483  
 GARAGE: 1/Detached DOM / CDOM: 1/1  
 AREA: 639 - Monrovia LIST: 05/05/2025  
 Next OH: Broker: Wed May 7, 11:00AM-2:00PM

PRICE: \$1,100,000  
 PRICE PER SQFT: \$973.45  
 APN: [8519027017](#) ORIG \$: \$1,100,000  
 ML#: [AR25098398](#) SALE TYPE: Standard  
 VIEW / Pvt.POOL: No/No  
 LA: [James Yu Pai, 01090664](#), 626-272-0710

**8.**

**431 Robbins Dr, Arcadia 91006** STATUS: **Active SFR**  
 BED / BATH: 3/2,0,0,0 YEAR BLT: 1955 (ASR)  
 SQFT: 1,499 LOT: 7,287/0.1673  
 GARAGE: 2/Attached DOM / CDOM: 0/0  
 AREA: 605 - Arcadia LIST: 05/06/2025  
 Next OH: Public: Wed May 7, 11:00AM-2:00PM

PRICE: \$1,388,000  
 PRICE PER SQFT: \$925.95  
 APN: [5780005004](#) ORIG \$: \$1,388,000  
 ML#: [WS25100231](#) SALE TYPE: Standard  
 VIEW / Pvt.POOL: No/No  
 LA: [GUANGRONG ZUO, 01938898](#), 626-679-3239

9.

**611 Norumbega Dr, Monrovia 91016 STATUS: Active SFR****PRICE: \$1,495,000 ↓****BED / BATH: 3/2,0,0,0****YEAR BLT: 1950 (SLR)****APN: 8523002006****PRICE PER SQFT: \$907.16****SQFT: 1,648****LOT: 41,441/0.9514****ML#: AR25058259****ORIG \$: \$1,798,000****GARAGE: 2/Attached****DOM / CDOM: 50/50****VIEW / Pvt.POOL: Yes/No****SALE TYPE: Standard****AREA: 639 - Monrovia****LIST: 03/07/2025****LA: Donna Baker, 01308772, 310-489-1021****Next OH: Public: Wed May 7, 11:00AM-2:00PM**

10.

**1509 S 3rd Ave, Arcadia 91006 STATUS: Active SFR****PRICE: \$1,590,000****BED / BATH: 3/1,1,0,0****YEAR BLT: 1955 (ASR)****APN: 5781015004****PRICE PER SQFT: \$797.39****SQFT: 1,994****LOT: 9,337/0.2143****ML#: P1-22069****ORIG \$: \$1,590,000****GARAGE: 2/Attached****DOM / CDOM: 0/0****VIEW / Pvt.POOL: No/Yes****SALE TYPE: Standard****AREA: 605 - Arcadia****LIST: 05/06/2025****LA: Aileen Chung, 01890046, (626) 818-7893****Next OH: Broker: Wed May 7, 11:00AM-2:00PM**

11.

**103 W Sandra Ave, Arcadia 91007 STATUS: Active SFR****PRICE: \$1,699,000****BED / BATH: 3/1,1,0,0****YEAR BLT: 1947 (ASR)****APN: 5788018025****PRICE PER SQFT: \$813.70****SQFT: 2,088****LOT: 9,810/0.2252****ML#: P1-21868****ORIG \$: \$1,699,000****GARAGE: 4/Attached****DOM / CDOM: 6/6****VIEW / Pvt.POOL: No/Yes****SALE TYPE: Standard****AREA: 605 - Arcadia****LIST: 04/12/2025****LA: Bridget Springer, 01038635, (818) 635-1571****Next OH: Public: Wed May 7, 11:00AM-2:00PM**

12.

**451 W FOOTHILL Blvd, Arcadia 91006 STATUS: Active SFR****PRICE: \$1,988,000****BED / BATH: 4/2,1,0,0****YEAR BLT: 1953 (ASR)****APN: 5770021011****PRICE PER SQFT: \$750.19****SQFT: 2,650****LOT: 18,530/0.4254****ML#: AR25093874****ORIG \$: \$1,988,000****GARAGE: 2/Attached****DOM / CDOM: 4/4****VIEW / Pvt.POOL: Yes/No****SALE TYPE: Standard****AREA: 605 - Arcadia****LIST: 05/01/2025****LA: Imy Dulake, 00987845, 626-664-1280****Next OH: Public: Wed May 7, 11:00AM-2:00PM**

13.

**483 E Grandview Ave, Sierra Madre 91024 STATUS: Active SFR****PRICE: \$2,275,000 ↓****BED / BATH: 6/4,0,0,0****YEAR BLT: 1921 (ASR)****APN: 5763031022****PRICE PER SQFT: \$669.12****SQFT: 3,400****LOT: 8,185/0.1879****ML#: AR25071413****ORIG \$: \$2,475,000****GARAGE: 2/Attached****DOM / CDOM: 32/32****VIEW / Pvt.POOL: Yes/Yes****SALE TYPE: Standard****AREA: 656 - Sierra Madre LIST: 03/27/2025****LA: Danica Patton, 01846104, 310-384-4665****Next OH: Broker: Wed May 7, 11:00AM-2:00PM**

14.

**646 Norumbega Dr, Monrovia 91016 STATUS: Active SFR****PRICE: \$2,299,950****BED / BATH: 4/4,0,1,0****YEAR BLT: 2005 (SLR)****APN: 8523013017****PRICE PER SQFT: \$641.19****SQFT: 3,587****LOT: 27,292/0.6265****ML#: AR25096938****ORIG \$: \$2,299,950****GARAGE: 2/Detached****DOM / CDOM: 5/5****VIEW / Pvt.POOL: Yes/No****SALE TYPE: Standard****AREA: 639 - Monrovia****LIST: 05/01/2025****LA: Espi Bagwell, 01168881, 626-824-2267****Next OH: Broker: Wed May 7, 11:00AM-2:00PM**

15.

**1145 E Grandview Ave, Sierra Madre 91024 STATUS: Active SFR****PRICE: \$2,350,000****BED / BATH: 4/4,0,1,0****YEAR BLT: 2016 (ASR)****APN: 5764002007****PRICE PER SQFT: \$656.98****SQFT: 3,577****LOT: 12,825/0.2944****ML#: SR25082155****ORIG \$: \$2,350,000****GARAGE: 2/Attached****DOM / CDOM: 1/1****VIEW / Pvt.POOL: Yes/No****SALE TYPE: Standard****AREA: 656 - Sierra Madre LIST: 05/04/2025****LA: Christine Iso, 01870716, 626-272-0787****Next OH: Public: Wed May 7, 11:00AM-2:00PM**

**SOP 2-1:** REALTORS® shall only be obligated to discover and disclose adverse factors reasonably apparent to someone with expertise in those areas required by their real estate licensing authority. Article 2 does not impose upon the REALTOR® the obligation of expertise in other professional or technical disciplines.



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



**AAR UPCOMING EVENTS  
& EVENT REGISTRATION**

16.



**3815 Sycamore St, Pasadena 91107** STATUS: **Active SFR**  
 BED / BATH: **5/5,0,1,0** YEAR BLT: **2025 (EST)**  
 SQFT: **4,382** LOT: **10,840/0.2489**  
 GARAGE: **2/Attached** DOM / CDOM: **1/1**  
 AREA: **648 - Pasadena** LIST: **05/05/2025**  
 (SE)  
 Next OH: **Public: Wed May 7, 11:00AM-2:00PM**

PRICE: **\$3,280,000**  
 PRICE PER SQFT: **\$748.52**  
 ORIG \$: **\$3,280,000**  
 SALE TYPE: **Standard**  
 LA: **JASON WEI, 01968787, 626-678-7009**

17.



**574 Camillo Rd, Sierra Madre 91024** STATUS: **Active SFR**  
 BED / BATH: **4/2,1,0,1** YEAR BLT: **2008 (ASR)**  
 SQFT: **4,047** LOT: **14,635/0.336**  
 GARAGE: **3/Attached** DOM / CDOM: **8/8**  
 AREA: **656 - Sierra Madre** LIST: **04/15/2025**  
 Next OH: **Public: Wed May 7, 11:00AM-2:00PM**

PRICE: **\$3,345,000**  
 PRICE PER SQFT: **\$826.54**  
 ORIG \$: **\$3,345,000**  
 SALE TYPE: **Standard**  
 LA: **Arda Deramerian, 01903359, (818) 469-5513**

**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

**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

**PICKLEBALL TOURNAMENT**

**FRIDAY, MAY 16, 2025 • 1PM - 4PM**

AAR Pickleball Tournament  
 In-Person - iPickle - Arcadia  
 Friday, May 16, 2025 – 1:00PM - 4:00PM  
**\$40** per Team of 2 | Lunch Included

**LIGHTS, CAMERA, TRACTION!**

Lights, Camera, Traction: Video Creation for REALTORS  
 Online  
 Tuesday, May 20, 2025 – 11:00AM  
 Free to AAR Members | **\$10** Non-Members

**Defer Capital Gains**  
 Structured Installment Sale

Convert sales proceeds into a guaranteed income stream.

Speaker: **Angel N. Viera, Arcadia Settlements Group**

Payments Consist of:

- Return of Basis
- Capital Gains
- Interest

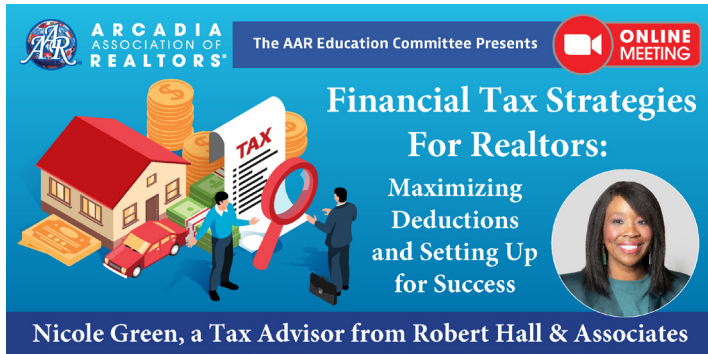
New Tax-Deferral of Capital Gains Annuity  
 Online  
 Thursday, May 29, 2025 – 11:00AM  
 Free to AAR Members | **\$10** Non-Members



**CRMLS**

**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**



**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**

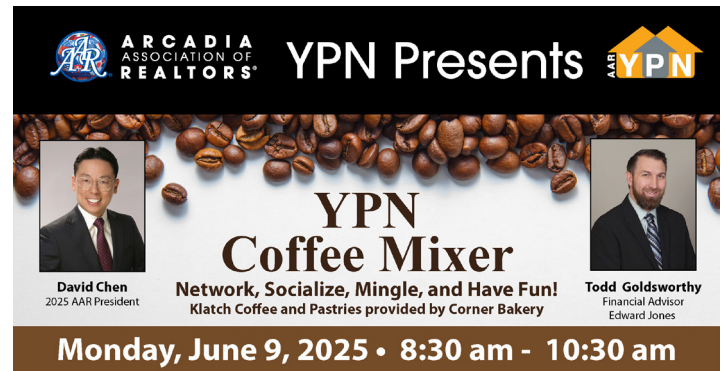
**MARKETING MIXER**

**Speaker: Anthony Philips, Downstream Exchange Company**

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



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



**ARCADIA ASSOCIATION OF REALTORS®** **YPN Presents** **AAR YPN**

**YPN Coffee Mixer**

**David Chen** 2025 AAR President  
**Todd Goldworthy** Financial Advisor Edward Jones

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

**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**



**ARCADIA ASSOCIATION OF REALTORS®**

**Sip and Paint 2025**

**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**



**REALTOR ACTION FUND** CALIFORNIA ASSOCIATION OF REALTORS®

**OFFICE to OFFICE Contest**

**\$25 IN 25**

**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!!