

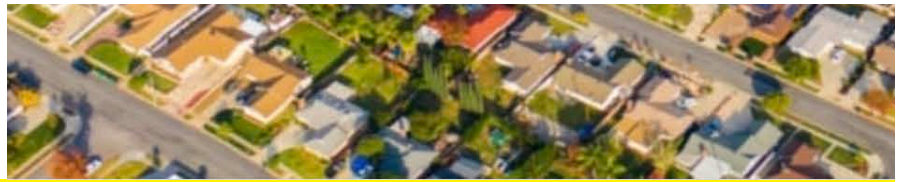
**ARCADIA ASSOC. OF REALTORS**

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**JUNE 4, 2025 MLS MARKETING MEETING LISTINGS****1.****108 W 2nd St # 610, Los Angeles 90012**
CONDOSTATUS: **Active**PRICE: **\$428,000**BED / BATH: **0/1,0,0,0**YEAR BLT: **1910 (ASR)**APN: **5149006086**PRICE PER SQFT: **\$658.46**SQFT: **650**LOT: **19,159/0.4398**ML#: **AR25110606**ORIG \$: **\$428,000**GARAGE: **0**DAM / CDAM: **17/17**VIEW / Pvt.POOL: **Yes/No**SALE TYPE: **Standard**AREA: **C42 - Downtown L.A.**LIST: **05/17/2025**LA: **Carmen Martinez, 01848111, 626-673-5308**Next OH: **Public: Wed Jun 4, 11:00AM-2:00PM****2.****1707 Pepper St # A, Alhambra 91801**STATUS: **Active TWNHS**PRICE: **\$738,000**BED / BATH: **3/3,0,0,0**YEAR BLT: **1991 (PUB)**APN: **5342026080**PRICE PER SQFT: **\$598.06**SQFT: **1,234**LOT: **49,942/1.1465**ML#: **AR25121371**ORIG \$: **\$738,000**GARAGE: **2/Attached**DAM / CDAM: **1/1**VIEW / Pvt.POOL: **No/No**SALE TYPE: **Standard**AREA: **601 - Alhambra**LIST: **06/02/2025**LA: **Tina Chien, 00858805, 6266172292**Next OH: **Broker: Wed Jun 4, 11:00AM-2:00PM****3.****421 S Mayflower Ave, Monrovia 91016**STATUS: **Active SFR**PRICE: **\$848,000**BED / BATH: **3/2,0,0,0**YEAR BLT: **1988 (ASR)**APN: **8505016029**PRICE PER SQFT: **\$480.18**SQFT: **1,766**LOT: **4,451/0.1022**ML#: **P1-22550**ORIG \$: **\$848,000**GARAGE: **2/Attached**DAM / CDAM: **1/1**VIEW / Pvt.POOL: **No/No**SALE TYPE: **Standard**AREA: **639 - Monrovia**LIST: **06/02/2025**LA: **Jenan Musulli, 01438002, (626) 318-7118**Next OH: **Public: Wed Jun 4, 11:00AM-2:00PM****4.****10126 La Rosa Dr, Temple City 91780**STATUS: **Active SFR**PRICE: **\$988,000**BED / BATH: **3/2,0,0,0**YEAR BLT: **1945 (ASR)**APN: **8585013010**PRICE PER SQFT: **\$593.39**SQFT: **1,665**LOT: **11,540/0.2649**ML#: **AR25111223**ORIG \$: **\$988,000**GARAGE: **0**DAM / CDAM: **1/1**VIEW / Pvt.POOL: **Yes/No**SALE TYPE: **Standard**AREA: **661 - Temple City**LIST: **06/02/2025**LA: **Ash Rizk, 01503342, 626-393-5695**Next OH: **Public: Wed Jun 4, 11:00AM-2:00PM****5.****208 W Walnut Ave, Monrovia 91016**STATUS: **Active SFR**PRICE: **\$997,000**BED / BATH: **5/2,0,0,0**YEAR BLT: **1903 (PUB)**APN: **8508005031**PRICE PER SQFT: **\$559.80**SQFT: **1,781**LOT: **8,041/0.1846**ML#: **CV25119794**ORIG \$: **\$997,000**GARAGE: **0**DAM / CDAM: **0/0**VIEW / Pvt.POOL: **Yes/No**SALE TYPE: **Standard**AREA: **639 - Monrovia**LIST: **05/12/2025**LA: **Sarah Zarccone, 02063412, 805-390-7272**Next OH: **Public: Wed Jun 4, 11:00AM-2:00PM****6.****3082 Fish Canyon Rd, Duarte 91010**STATUS: **Active SFR**PRICE: **\$1,188,000**BED / BATH: **3/1,1,0,0**YEAR BLT: **1958 (ASR)**APN: **8602013002**PRICE PER SQFT: **\$976.17**SQFT: **1,217**LOT: **6,728/0.1545**ML#: **AR25121183**ORIG \$: **\$1,188,000**GARAGE: **2/Attached**DAM / CDAM: **4/4**VIEW / Pvt.POOL: **Yes/Yes**SALE TYPE: **Standard**AREA: **617 - Duarte**LIST: **05/30/2025**LA: **Tim Cragoe, 01119101, 626-533-1881**Next OH: **Public: Wed Jun 4, 11:00AM-2:00PM****7.****208 Fowler Dr, Monrovia 91016**STATUS: **Active SFR**PRICE: **\$1,198,000**BED / BATH: **3/1,0,1,0**YEAR BLT: **1947 (PUB)**APN: **8505021009**PRICE PER SQFT: **\$789.20**SQFT: **1,518**LOT: **7,521/0.1727**ML#: **P1-22531**ORIG \$: **\$1,198,000**GARAGE: **2/Attached**DAM / CDAM: **2/2**VIEW / Pvt.POOL: **Yes/Yes**SALE TYPE: **Standard**AREA: **639 - Monrovia**LIST: **05/22/2025**LA: **Heidi Bloks, 01874772, (626) 757-1311**Next OH: **Broker: Wed Jun 4, 11:00AM-2:00PM****8.****540 Hacienda Dr, Monrovia 91016**STATUS: **Active SFR**PRICE: **\$1,200,000**BED / BATH: **3/1,1,0,0**YEAR BLT: **1949 (ASR)**APN: **8526012048**PRICE PER SQFT: **\$713.01**SQFT: **1,683**LOT: **8,784/0.2017**ML#: **AR25122144**ORIG \$: **\$1,200,000**GARAGE: **2/Detached**DAM / CDAM: **2/2**VIEW / Pvt.POOL: **Yes/No**SALE TYPE: **Trust**AREA: **639 - Monrovia**LIST: **05/23/2025**LA: **Donna Baker, 01308772, 626-487-0820**Next OH: **Broker: Wed Jun 4, 11:00AM-2:00PM**

9.



2482 New York Dr, Altadena 91001 STATUS: **Active SFR** PRICE: **\$1,395,000**
 BED / BATH: **5/3,0,1,0** YEAR BLT: **1954 (ASR)** APN: **5853005012** PRICE PER SQFT: **\$714.29**
 SQFT: **1,953** LOT: **7,025/0.1613** ML#: **AR25118591** ORIG \$: **\$1,395,000**
 GARAGE: **0** DAM / CDAM: **5/5** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **604 - Altadena** LIST: **05/09/2025** LA: **Kristine Mathison, 01444096, 818-429-1092**
 Next OH: **Public: Wed Jun 4, 11:00AM-2:00PM**

10.



346 Stedman Pl, Monrovia 91016 STATUS: **Active SFR** PRICE: **\$1,590,000**
 BED / BATH: **3/1,1,0,0** YEAR BLT: **1937 (ASR)** APN: **8519009030** PRICE PER SQFT: **\$785.57**
 SQFT: **2,024** LOT: **10,562/0.2425** ML#: **P1-22546** ORIG \$: **\$1,590,000**
 GARAGE: **1/Detached** DAM / CDAM: **1/1** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**
 AREA: **639 - Monrovia** LIST: **05/13/2025** LA: **Jules Ibrao, 01477666, (626) 255-8029**
 Next OH: **Broker: Wed Jun 4, 11:00AM-2:00PM**

11.



314 S Old Ranch Rd, Arcadia 91007 STATUS: **Active SFR** PRICE: **\$1,688,800**
 BED / BATH: **3/2,1,0,0** YEAR BLT: **1947 (APP)** APN: **5777026004** PRICE PER SQFT: **\$827.03**
 SQFT: **2,042** LOT: **10,516/0.2414** ML#: **WS25122439** ORIG \$: **\$1,688,800**
 GARAGE: **2/Detached** DAM / CDAM: **1/1** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **06/02/2025** LA: **JASON WEI, 01968787, 626-678-7009**
 Next OH: **Public: Wed Jun 4, 11:00AM-2:00PM**

12.



803 Crescent Dr, Monrovia 91016 STATUS: **Active SFR** PRICE: **\$2,200,000**
 BED / BATH: **4/2,0,1,0** YEAR BLT: **1980 (ASR)** APN: **8503010032** PRICE PER SQFT: **\$717.31**
 SQFT: **3,067** LOT: **10,663/0.2448** ML#: **CV25119286** ORIG \$: **\$2,200,000**
 GARAGE: **2/Attached** DAM / CDAM: **5/5** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**
 AREA: **639 - Monrovia** LIST: **05/29/2025** LA: **Patricia Juarez, 01402996, 909-896-3875**
 Next OH: **Public: Sun Jun 8, 1:00AM-4:00PM**

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.

8.2 Written Documentation.

a) Any Listing Broker filing any property as a listing with the MLS shall have a written listing agreement with all necessary signatures in their possession. Only listings that create an agency relationship between the seller(s) and the Listing Broker are eligible for submission to the MLS. By submitting a listing to the MLS, Listing Broker represent that they have in their possession such written agreements establishing agency and the represented type of listing agreement.

b) The AOR/MLS shall have the right to demand a copy of written documentation to verify the adequacy, and the information reported to the MLS, at any time.

c) The AOR/MLS shall also have the right to demand a copy of any written authorization required under these rules.

d) If the Participant or Subscriber fails to provide documentation requested by the AOR/MLS within 1 day, the AOR/MLS shall have the right to immediately remove the listing from the database.



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



**AAR UPCOMING EVENTS
& EVENT REGISTRATION**

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

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

ARCADIA ASSOCIATION OF REALTORS® YPN Presents

YPN Coffee Mixer

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

LEGAL UPDATE
Kelly Richardson, Attorney

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

ARCADIA ASSOCIATION OF REALTORS®

AAR Connect Sip & Paint 2025

HURRY! Registration closes June 5

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



CRMLS Training: Realist Tax - Online Virtual Training
Friday, June 27, 2025 - 1:00PM
Cost: FREE to CRMLS Members



CRMLS Training: Matrix Client Collaboration
Online Virtual Training
Monday, July 7, 2025 - 9:00AM
Cost: FREE to CRMLS Members



Stayin' Alive in 2025 Reverse Mortgage
In-Person - Lunch and Learn | Tuesday, July 8, 2025 - 11AM
Cost: FREE to AAR Members | \$10 Non-Members



Legal Update | MLS Marketing Meeting | Masonic Center
Wednesday, July 9, 2025 - 9:00AM
with Paul P. Cheng, Esq.



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!!



What to know about US Immigration Regulations and Global Real Estate Transactions?
Thursday, July 10, 2025 - 10:00AM - 12:00PM
Cost: FREE to AAR Members | \$10 Non-Members



CRMLS Training: Cloud CMA - Online Virtual Training
Friday, July 25, 2025 - 1:00PM
Cost: FREE to CRMLS Members



Legal Update | MLS Marketing Meeting | Masonic Center
Wednesday, July 30, 2025 - 9:00AM