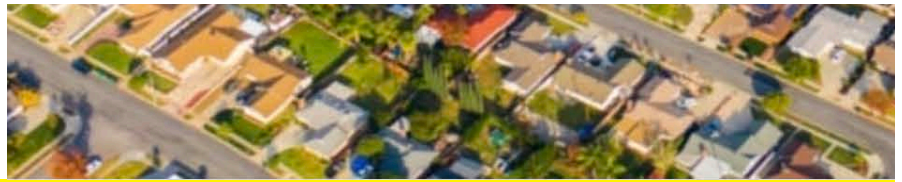


**ARCADIA ASSOC. OF REALTORS**

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

**APRIL 8, 2026 MLS MARKETING MEETING LISTINGS**

- 1.**  **1811 Bonita Ave, La Verne 91750** STATUS: **Active SFR** PRICE: **\$698,000**  
 BED / BATH: **2/1,0,0,0** YEAR BLT: **1946 (ASR)** APN: **8381016011** \$ PER SQFT: **\$583.12**  
 SQFT: **1,197** LOT: **6,746/0.1549** ML#: **AR26048180** ORIG \$: **\$698,000**  
 GARAGE: **2/Detached** DAM / CDAM: **5/5** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **684 - La Verne** LIST: **04/02/2026** LA: **Ryan Asao, 01331834, 626-253-4557**  
 Next OH: **Broker: Wed Apr 8, 10:00AM-2:00PM**

---

- 2.**  **1712 Vine St # D, Alhambra 91801** STATUS: **Active TWNHS** PRICE: **\$785,000**  
 BED / BATH: **4/3,0,0,0** YEAR BLT: **1995 (ASR)** APN: **5339021064** \$ PER SQFT: **\$454.02**  
 SQFT: **1,729** LOT: **10,259/0.2355** ML#: **AR26057156** ORIG \$: **\$785,000**  
 GARAGE: **3/Attached** DAM / CDAM: **0/0** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **601 - Alhambra** LIST: **03/13/2026** LA: **Watson Gan, 01320297, 626-298-0789**  
 Next OH: **Public: Sat Apr 11, 2:00PM-5:00PM**

---

- 3.**  **6114 N Burton Ave N, San Gabriel 91775** STATUS: **Active SFR** PRICE: **\$799,000 ↓**  
 BED / BATH: **2/1,0,0,0** YEAR BLT: **1947 (ASR)** APN: **5386007031** \$ PER SQFT: **\$885.81**  
 SQFT: **902** LOT: **5,007/0.1149** ML#: **PF26055021** ORIG \$: **\$849,000**  
 GARAGE: **1/Detached** DAM / CDAM: **22/22** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**  
 AREA: **654 - San Gabriel** LIST: **03/16/2026** LA: **Jan Thornton, 01022261, 626-893-3303**  
 Next OH: **Broker: Wed Apr 8, 11:00AM-2:00PM**

---

- 4.**  **402 Wildrose Ave, Monrovia 91016** STATUS: **Active SFR** PRICE: **\$850,000**  
 BED / BATH: **2/0,1,0,0** YEAR BLT: **1923 (ASR)** APN: **8517005033** \$ PER SQFT: **\$940.27**  
 SQFT: **904** LOT: **4,407/0.1012** ML#: **AR26056304** ORIG \$: **\$850,000**  
 GARAGE: **1/Detached** DAM / CDAM: **1/1** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Trust**  
 AREA: **639 - Monrovia** LIST: **04/06/2026** LA: **Margaret Garemore, 01224802, 626-483-4611**  
 Next OH: **Public: Wed Apr 8, 11:00AM-2:00PM**

---

- 5.**  **340 W Lime, Monrovia 91016** STATUS: **Active SFR** PRICE: **\$899,000**  
 BED / BATH: **2/1,0,0,0** YEAR BLT: **1925 (ASR)** APN: **8505004012** \$ PER SQFT: **\$994.47**  
 SQFT: **904** LOT: **5,439/0.1249** ML#: **AR26072771** ORIG \$: **\$899,000**  
 GARAGE: **0** DAM / CDAM: **1/1** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **639 - Monrovia** LIST: **04/06/2026** LA: **Cheryl Allen, 01315712,**  
 Next OH: **Public: Wed Apr 8, 11:00AM-2:00PM**

---


- 6.**  **132 Poinsettia Ave, Monrovia 91016** STATUS: **Active TPLX** PRICE: **\$1,099,000**  
 BED / BATH: **5/3,0,1,0** YEAR BLT: **1962 (ASR)** APN: **8518014005** \$ PER SQFT: **\$511.64**  
 SQFT: **2,148** LOT: **6,525/0.1498** ML#: **P1-26570** ORIG \$: **\$1,099,000**  
 GARAGE: **0** DAM / CDAM: **1/1** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**  
 AREA: **639 - Monrovia** LIST: **04/03/2026** LA: **Matt McIntyre, 01844466, (626) 943-7321**  
 Next OH: **Broker: Wed Apr 8, 11:00AM-2:00PM**


---


- 7.**  **537 Diamond St St, Monrovia 91016** STATUS: **Active SFR** PRICE: **\$1,125,000 ↓**  
 BED / BATH: **4/2,2,0,0** YEAR BLT: **1952 (ASR)** APN: **8507009029** \$ PER SQFT: **\$477.30**  
 SQFT: **2,357** LOT: **7,900/0.1814** ML#: **AR26060233** ORIG \$: **\$1,098,000**  
 GARAGE: **2/Attached** DAM / CDAM: **17/17** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**  
 AREA: **639 - Monrovia** LIST: **03/18/2026** LA: **David Chuc, 01443862, 626-698-9082**


---


- 8.**  **589 Buena Loma St, Altadena 91001** STATUS: **Active SFR** PRICE: **\$1,198,000**  
 BED / BATH: **3/2,0,0,0** YEAR BLT: **1948 (ASR)** APN: **5839013008** \$ PER SQFT: **\$771.91**  
 SQFT: **1,552** LOT: **6,960/0.1598** ML#: **AR26070719** ORIG \$: **\$1,198,000**  
 GARAGE: **1/Detached** DAM / CDAM: **0/0** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **604 - Altadena** LIST: **03/27/2026** LA: **Susan Stone, 01438231, 626-354-1306**  
 Next OH: **Public: Wed Apr 8, 11:00AM-2:00PM**


9.  **71 W Santa Anita Ter, Arcadia 91007** STATUS: **Active SFR** PRICE: **\$1,498,000**  
BED / BATH: **3/1,1,1,0** YEAR BLT: **1959 (PUB)** APN: **5782016043** \$ PER SQFT: **\$804.08**  
SQFT: **1,863** LOT: **7,640/0.1754** ML#: **AR26074187** ORIG \$: **\$1,498,000**  
GARAGE: **2/Detached** DAM / CDAM: **0/0** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Trust**  
AREA: **605 - Arcadia** LIST: **04/07/2026** LA: **Dean Griffith, 01452542, 626-664-9163**  
Next OH: **Public: Wed Apr 8, 11:00AM-2:00PM**


10.  **235 Spinks Canyon Rd, Bradbury 91008** STATUS: **Active SFR** PRICE: **\$1,549,000**  
BED / BATH: **3/1,1,1,0** YEAR BLT: **1993 (ASR)** APN: **8527009020** \$ PER SQFT: **\$709.90**  
SQFT: **2,182** LOT: **21,203/0.4868** ML#: **CV26047731** ORIG \$: **\$1,549,000**  
GARAGE: **2/Attached** DAM / CDAM: **27/27** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Probate Listing**  
AREA: **609 - Bradbury** LIST: **02/25/2026** LA: **Donna Caines, 00694626, 626-536-3872**


11.  **828 Oakglade, Monrovia 91016** STATUS: **Active SFR** PRICE: **\$1,578,000**  
BED / BATH: **3/2,0,0,0** YEAR BLT: **1952 (ASR)** APN: **8501005033** \$ PER SQFT: **\$1,194.55**  
SQFT: **1,321** LOT: **11,017/0.2529** ML#: **AR26073645** ORIG \$: **\$1,578,000**  
GARAGE: **2/Detached** DAM / CDAM: **1/1** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard, Trust**  
AREA: **639 - Monrovia** LIST: **03/23/2026** LA: **Donna Baker, 01308772, 310-489-1021**  
Next OH: **Broker: Wed Apr 8, 11:00AM-2:00PM**

12.  **281 Spinks Canyon, Bradbury 91008** STATUS: **Active SFR** PRICE: **\$1,689,000**  
BED / BATH: **5/3,0,0,0** YEAR BLT: **1963 (ASR)** APN: **8527010003** \$ PER SQFT: **\$707.58**  
SQFT: **2,387** LOT: **22,269/0.5112** ML#: **AR26067547** ORIG \$: **\$1,689,000**  
GARAGE: **2/Attached** DAM / CDAM: **1/1** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
AREA: **609 - Bradbury** LIST: **04/06/2026** LA: **Cheryl Allen, 01315712,**  
Next OH: **Public: Wed Apr 8, 11:00AM-2:00PM**

13.  **503 Longden Ave, San Gabriel 91775** STATUS: **Active SFR** PRICE: **\$1,890,000 ↓**  
BED / BATH: **5/3,0,1,0** YEAR BLT: **1947 (ASR)** APN: **5333029010** \$ PER SQFT: **\$628.95**  
SQFT: **3,005** LOT: **10,467/0.2403** ML#: **AR26034055** ORIG \$: **\$1,980,000**  
GARAGE: **2/Detached** DAM / CDAM: **48/48** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**  
AREA: **654 - San Gabriel** LIST: **02/18/2026** LA: **Chuhui Huang, 01869453, 626-641-7678**  
Next OH: **Broker: Wed Apr 8, 11:00AM-1:00PM**

14.  **31 W Le Roy Ave, Arcadia 91007** STATUS: **Active SFR** PRICE: **\$1,923,000**  
BED / BATH: **3/1,2,0,0** YEAR BLT: **1941 (ASR)** APN: **5782007031** \$ PER SQFT: **\$910.94**  
SQFT: **2,111** LOT: **7,409/0.1701** ML#: **AR26067762** ORIG \$: **\$1,923,000**  
GARAGE: **2/Attached** DAM / CDAM: **5/5** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**  
AREA: **605 - Arcadia** LIST: **04/01/2026** LA: **Song Liem, 00943991, 626-390-0425**

15.  **411 W Norman, Arcadia 91007** STATUS: **Active SFR** PRICE: **\$2,680,000**  
BED / BATH: **5/4,0,1,0** YEAR BLT: **2000 (ASR)** APN: **5785023006** \$ PER SQFT: **\$606.47**  
SQFT: **4,419** LOT: **9,578/0.2199** ML#: **WS26071325** ORIG \$: **\$2,680,000**  
GARAGE: **2/Attached** DAM / CDAM: **1/1** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**  
AREA: **605 - Arcadia** LIST: **04/02/2026** LA: **GUANGRONG ZUO, 01938898, 626-679-3239**

16.  **900 Gainsborough, Pasadena 91107** STATUS: **Active SFR** PRICE: **\$3,980,000 ↓**  
BED / BATH: **6/5,0,1,0** YEAR BLT: **1968 (PUB)** APN: **5377029007** \$ PER SQFT: **\$663.33**  
SQFT: **6,000** LOT: **20,119/0.4619** ML#: **AR26034371** ORIG \$: **\$4,580,000**  
GARAGE: **3/Detached** DAM / CDAM: **4/4** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**  
AREA: **648 - Pasadena** LIST: **01/02/2026** LA: **LEI SHEN, 02149555, 626-328-9331**  
(SE)  
Next OH: **Broker: Wed Apr 8, 10:00PM-1:00PM**



**AAR UPCOMING EVENTS  
& EVENT REGISTRATION**



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



Article 3

REALTORS shall cooperate with other brokers except when cooperation is not in the client's best interest. The obligation to cooperate does not include the obligation to share commissions, fees, or to otherwise compensate another broker.

7.20 Broker Participant or R.E. Subscriber as Principal. If a Listing Broker, including any Subscriber has any interest in a property, the listing which is disseminated through the MLS shall contain a disclosure of that interest on the MLS.



**LEGAL UPDATE**  
Kelly Richardson, Attorney

**Legal Update**  
**IN-PERSON**  
Arcadia Masonic Center  
50 W. Duarte Road, Arcadia  
Wednesday, April 8, 2026 – 9:00AM  
Cost: FREE to Everyone  
Description: Legal Update with Kelly Richardson, Attorney



**SOLAR SYSTEM INSPECTION PROGRAM**

Speaker:  
Tony Escamilla  
Owner of Villa Property Inspections

**Solar System Inspection Program**  
**VIRTUAL**  
Thursday, April 9, 2026 – 11:00AM  
Cost: FREE to AAR Members | \$10.00 Non-Members  
Description:  
**What Is a Solar Inspection?**  
**Why Solar Inspections Are Important?**  
**How Can It Help You Close More Transactions**  
Speaker Tony Escamilla, Owner of Villa Inspections

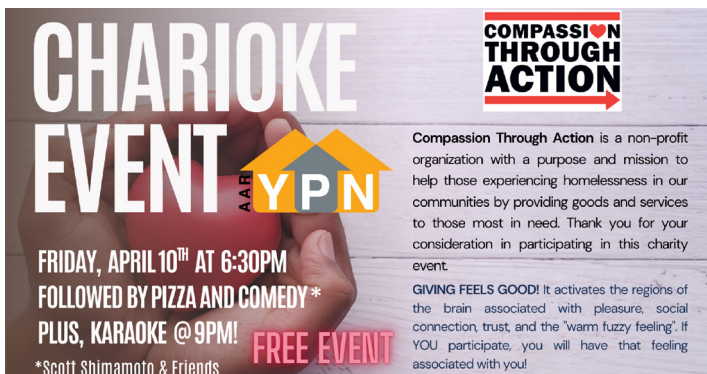


AAR Members & their Clients are invited to participate in the AAR...  
**FREE PAPER SHRED DAY** 04.10.26  
8:30 am - 12 pm • 601 S. First Ave., Arcadia  
**FREE Community Event!**  
HAPPY Earth

**AAR Paper Shredding Event**  
**IN-PERSON**  
AAR Parking Lot  
601 S First Ave., Arcadia  
Friday, April 10, 2026 – 8:30AM – 12:00PM

Cost: FREE to Everyone

Description: Up to 4 standard file-size boxes/bags are FREE! Each box/bag thereafter is \$5 each with funds going to our E4C charity fundraising auxiliary



**CHARIOKE EVENT**  
FRIDAY, APRIL 10<sup>TH</sup> AT 6:30PM  
FOLLOWED BY PIZZA AND COMEDY\*  
PLUS, KARAOKE @ 9PM!  
\*Scott Shimamoto & Friends  
**FREE EVENT**

**COMPASSION THROUGH ACTION**

Compassion Through Action is a non-profit organization with a purpose and mission to help those experiencing homelessness in our communities by providing goods and services to those most in need. Thank you for your consideration in participating in this charity event.

GIVING FEELS GOOD! It activates the regions of the brain associated with pleasure, social connection, trust, and the "warm fuzzy feeling". If YOU participate, you will have that feeling associated with you!

**YPN Charioke Event**  
**IN-PERSON – VFW Post 2070**

Friday, April 10, 2026 – 6:30pm – 8:30PM

Cost: FREE to Everyone

Compassion Through Action is a non-profit organization with a purpose and mission to help those experiencing homelessness in our communities by providing goods and services to those most in need. Thank you for your consideration in participating in this charity event.

FOLLOWED BY PIZZA, KARAOKE, AND A COMEDY SHOW WITH SCOTT SHIMAMOTO AND FRIENDS!



The AAR Education Committee Presents



# Understanding the "NEW" RPA



CALIFORNIA RESIDENTIAL PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (C.A.R. FORM RPA, Revised 6/22)

Instructor: Joel Carlson, DREI, CREC, Owner/Broker of MJC Realty

Understanding the "New" RPA-CA  
ONLINE

Monday, April 13, 2026 – 10:00am – 1:00PM

Cost: FREE to AAR Members | \$10 Non-Members

Description: Joel Carlson is the owner/broker of MJC Realty in Newport Beach, CA. He is an Instructor and Author for the California Association of Realtors for over 20 years and a Designated Real Estate Instructor (DREI) from the National Association.



Mandatory EPA Updates Home Warranties (Protect Your Expense)  
ONLINE

Tuesday, April 14, 2026 – 11:00am

Cost: FREE to AAR Members | \$10 Non-Members

Description: The class focuses on the EPA refrigerant mandate that started last year and will affect repairs and replacements of air conditioners moving forward. Join us as we discuss the new law, the reasons behind it, how this new mandate differs from past refrigerant phase outs, and discusses strategies for Realtor's in upcoming negotiations.

Instructor: Brad Sterling, Director of Educational and Technical Development of Choice Home Warranty

**SPEAKER**  
DeAnthony Nelson  
C.A.R. Strategic Partnerships and DEI Program Manager

**SPEAKER**  
Amanda Byun  
C.A.R. Senior Counsel

**SPEAKER**  
Colette Massengale, Esq.  
AHWD, GSI & NAR Advocate

Thursday, April 23, 2026  
1:00p.m. – 2:00pm

## Fair Housing & Diversity Forum



E4C Bingo Night  
IN-PERSON – KNIGHTS OF COLUMBUS

Friday, April 17, 2026 – 5:30pm – 9:00PM

Cost: Adults – \$40, Children – \$20



Description: Join us for Bingo Night — an evening of fun for the whole family! Tickets are \$40 for adults and \$20 for children (ages 4–10) and include bingo card(s), dinner, dessert, and a non-alcoholic drink (no-host bar available). Adults receive 2 bingo cards; children receive 1. Plus, enjoy multiple chances to win \$100 gift cards! All proceeds going to local charities in the SGV!

Interested in becoming a sponsor? Contact [alanna@theaar.com](mailto:alanna@theaar.com)

## MEMBER BENEFIT TRAINING

WITH THE



Getting Started with zipForm – Basics  
Virtual

Thursday, April 23, 2026 – 11:00AM

Cost: FREE to AAR Members | \$10 Non-Members

Description: Learn the fundamentals of zipForm in this easy-to-follow training session. We will guide you through navigation, key features, and basic workflows so you can start a transaction, organize your documents, and work efficiently. This class is great for anyone new to the platform or just needing a refresher course.

Fair Housing & Diversity Forum  
Virtual

Thursday, April 23, 2026 – 1:00PM

Cost: FREE to AAR Members

Description: Please join Arcadia Association, Rancho Southeast and Greater Antelope Valley Association in presenting Fair Housing & Diversity Forum with Colette Massengale-NAR Senior Policy Representative for Fair Housing & Advocacy and Amanda Byun, CAR Senior Counsel and DeAnthony Nelson-Fair Housing Advisor