


# Client Summary Report

**Open House** 01/29/12 to 01/29/12 **Property Type** Residential **Include Property Subtype** Single Family **ZIP Codes** 91201, 91202, 91203, 91204, 91205, 91206, 91207, 91208

**Status** Active

Listings as of 01/27/12 at 10:44am

<b>Active 10/28/11</b>	<b>Listing # 12157932</b> <b>County: Los Angeles</b>	<b>554 Arch Pl Glendale, CA 91206-3003</b> <b>Cross St: Hollister Terrace</b>	<b>Map: 565, A4</b>	<b>Listing Price: \$889,000</b> <b>Original Price: \$889,000</b>
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
	<b>Area</b>	Glen-Chevy Chas/E Gl	<b>Approx Square Feet</b>	3310 Public Records
	<b>Beds</b>	3	<b>Price/Sq Ft</b>	\$268.58
	<b>Baths(FTHQ)</b>	3 (2 0 1 0)	<b>Lot Sq Ft(approx)</b>	5833 ((Public Records))
	<b>Year Built</b>	1990	<b>Lot Acres (approx)</b>	0.134
	<b>Tax ID</b>	5666008004		
	<b>DOM/CDOM</b>	91/91		


[Additional Pictures](#)

**School District** Glendale Unified **ELEM** Glenoaks

**Assoc Dues #1** \$0.00

**Directions** Glenoaks to Tryon. Go Left on Hollister, then Right on Arch Place.

**Marketing Remark** This is the first time on the market for this custom built sleek contemporary home. Perched on a quiet dead end street, This home is a tranquil hideaway in the heart of the much desired enclave of Glenoaks Canyon. The open floor plan main living area is spacious and spectacular with its vaulted ceiling, 3 fireplaces & custom flooring composed of black granite and hardwood. The kitchen has a breakfast bar, green house window, loads of storage and is ideally located between the breakfast area and the Formal Dining Room. Upstairs, the Master Retreat features a large deck overlooking the treetops and mountains. The master bath includes a separate shower, double sinks and an over-sized soaking tub. The relaxing back patio area with it's soothing water feature provides a respite from today's hectic lifestyle. Convenient to downtown & Freeways, yet private and peaceful. Immaculate and move-in ready, this home is waiting for you!

<b>Active 12/28/11</b>	<b>Listing # 12159749</b> <b>County: Los Angeles</b>	<b>3344 Emerald Isle Dr Glendale, CA 91206-1114</b> <b>Cross St: Chevy Chase/Emerald</b>	<b>Map: 535, B7</b>	<b>Listing Price: \$849,000</b> <b>Original Price: \$849,000</b>
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
	<b>Area</b>	Glen-Chevy Chas/E Gl	<b>Approx Square Feet</b>	2520 Public Records
	<b>Beds</b>	4	<b>Price/Sq Ft</b>	\$336.90
	<b>Baths(FTHQ)</b>	3 (1 1 1 0)	<b>Lot Sq Ft(approx)</b>	13395 ((Public Records))
	<b>Year Built</b>	1967	<b>Lot Acres (approx)</b>	0.308
	<b>Tax ID</b>	5658024001		
	<b>DOM/CDOM</b>	30/30		

[Additional Pictures](#)

**School District** Glendale Unified

**Assoc Dues #1** \$0.00

**Marketing Remark** Beautifully updated Emerald Isle Home! This 4 bedroom home boasts over 2500 SQFT and is nestled in the Emerald Isle Area of Glendale. Upon entry you are greeted with beautiful marble flooring which leads into a spacious living room w/ a wood burning fireplace and a formal dining area. The gorgeous remodeled kitchen is fully equipped with stainless steel appliances and gorgeous granite countertops. Spacious master suite w/ remodeled en suite, walk-in closet, dressing area and large walk-out balcony with beautiful mountain views. The landscaped backyard provides a peaceful retreat w/ beautiful views and a well manicured yard with sparkling pool and spa.

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January 2012		

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U.S. Patent 6,910,045



# Client Summary Report

Listings as of 01/27/12 at 10:44am


<b>Active 01/01/12</b>	<b>Listing # 12159823</b>	<b>3000 Edmonton Rd Glendale, CA 91206-1321</b>		<b>Listing Price: \$960,000</b>
	<b>County: Los Angeles</b>	<b>Cross St: Golf Club Rd.</b>	<b>Map: 565, B1</b>	<b>Original Price: \$995,000</b>
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
	<b>Area</b>	Glen-Chevy Chas/E Gl		
	<b>Beds</b>	4	<b>Approx Square Feet</b>	4119 Public Records
	<b>Baths(FTHQ)</b>	5 (1 3 1 0)	<b>Price/Sq Ft</b>	\$233.07
	<b>Year Built</b>	1984	<b>Lot Sq Ft(approx)</b>	8520 ((Public Records))
	<b>Tax ID</b>	5659002013		
	<b>DOM/CDOM</b>	25/424	<b>Lot Acres (approx)</b>	0.196

[Additional Pictures](#)

**School District** Glendale Unified

**Assoc Dues #1** \$0.00

**Marketing Remark** Back On Market! Buyer cannot perform--his loss is your gain! Take a look at everything this home has to offer! The main level features an open floorplan with a wood bar that is centrally located off the kitchen and family room. There is great flow with the design. Views of trees are out nearly every window. Upper level features a master suite, loft office and 2nd bedroom suite with fireplace and sitting area. The lower level could be two bedrooms, a home office or a great man cave! Must see to appreciate all that this home has to offer. Buyer to verify all information to their satisfaction.

<b>Active 01/13/12</b>	<b>Listing # 12160314</b>	<b>2027 Chilton Dr Glendale, CA 91201-1169</b>		<b>Listing Price: \$729,000</b>
	<b>County: Los Angeles</b>	<b>Cross St: Btwn Alameda and Elm</b>	<b>Map: 534, A6</b>	<b>Original Price: \$729,000</b>
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
	<b>Area</b>	Glen-Northwest		
	<b>Beds</b>	3	<b>Approx Square Feet</b>	2022 Public Records
	<b>Baths(FTHQ)</b>	2 (1 1 0 0)	<b>Price/Sq Ft</b>	\$360.53
	<b>Year Built</b>	1926	<b>Lot Sq Ft(approx)</b>	7537 ((Public Records))
	<b>Tax ID</b>	5620010016		
	<b>DOM/CDOM</b>	14/14	<b>Lot Acres (approx)</b>	0.173


[Additional Pictures](#)

**School District** Glendale Unified

**Assoc Dues #1** \$0.00

**Directions** From Kenneth Rd go North on Allen to Chilton and turn Left. Travel 1.5 blocks to 2027 Chilton.

**Marketing Remark** Super cute and rare character English cottage with versatile floorplan and lots of original details. There are 3 Bedrooms (could be 4 if giant walk-in closet is turned back into a bedroom) PLUS a Family Room. The formal Living and Dining Rooms are bright and cheerful and feature hardwood floors, original wood windows and the LR has a high beamed ceiling. The Kitchen has been partially and tastefully appointed with stainless appliances yet retains much classic charm. One of the Bedrooms is upstairs, nice for added privacy. The very private Family Room (currently used as the Master Bdrm) is quite large with access to the yard and lovely vistas of the lush plantings outside. There is a charming screened porch off the Kitchen. The covered patio and large flat backyard are a true cottage garden with many fruit trees incl. oranges, lemons, limes and figs. This is a very sweet home and lovely property.

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U.S. Patent 6,910,045



# Client Summary Report

Listings as of 01/27/12 at 10:44am

<b>Active 01/17/12</b>	<b>Listing # 22160351</b> <b>County: Los Angeles</b>	<b>1820 Verdugo Vista Dr Glendale, CA 91208-2815</b> <b>Cross St: Verdugo Road</b>	<b>Map: 564, H1</b>	<b>Listing Price: \$599,000</b> <b>Original Price: \$599,000</b>
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
	<b>Area</b>	Rossmyn&Verdugo Wood		
	<b>Beds</b>	3	<b>Approx Square Feet</b>	1425 Taped
	<b>Baths(FTHQ)</b>	2 (2 0 0 0)	<b>Price/Sq Ft</b>	\$420.35
	<b>Year Built</b>	1940	<b>Lot Sq Ft(approx)</b>	8275 ((Public Records))
	<b>Tax ID</b>	5652010006		
	<b>DOM/CDOM</b>	10/10	<b>Lot Acres (approx)</b>	0.190


[Additional Pictures](#)

**School District** Glendale Unified

**Assoc Dues #1** \$0.00

**Directions** Verdugo Road north from GCC to Verdugo Vista Drive. Turn right to property.

**Marketing Remark** Simple Elegance, Beauty & Comfort describe this amazing home boasting charming 1940's details. French doors flowing from dining room out to spacious deck & grounds perfect for entertaining. Attention to detail & Privacy is apparent in this well appointed home. Beautiful kitchen with newer appliances. Hardwood floors throughout & wonderful natural light. Lovely master suite with french doors open to private deck as well as bath with spa tub & separate shower.

<b>Active 01/25/12</b>	<b>Listing # 12160733</b> <b>County: Los Angeles</b>	<b>1740 Heather Ridge Dr Glendale, CA 91207-1038</b> <b>Cross St: Greenbriar</b>	<b>Map: 564, F1</b>	<b>Listing Price: \$829,000</b> <b>Original Price: \$829,000</b>
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
	<b>Area</b>	Rossmyn&Verdugo Wood		
	<b>Beds</b>	3	<b>Approx Square Feet</b>	2366 Public Records
	<b>Baths(FTHQ)</b>	3 (2 0 1 0)	<b>Price/Sq Ft</b>	\$350.38
	<b>Year Built</b>	1964	<b>Lot Sq Ft(approx)</b>	16200 ((Public Records))
	<b>Tax ID</b>	5649033011		
	<b>DOM/CDOM</b>	2/116	<b>Lot Acres (approx)</b>	0.372


[Additional Pictures](#)

**School District** Glendale Unified

**Assoc Dues #1** \$0.00

**Directions** Take Greenbriar up, left on Heather Ridge. Property is on the left.

**Marketing Remark** Perched on a private knoll, this lovely home offers an open and airy flow throughout and features three bedrooms and two and a half baths. Kitchen is wide and open with everyday eating area that overflows to a Formal Dining room or a Den. Step down over sized Living Room features high ceilings, recessed lighting and warm and inviting fireplace. Long and wide hallway leads to very private bedrooms. Master Suite is large and feature number of closets and a huge bathroom. The backyard is a dream come true for family gatherings. Lovely private pool, gazebo spa and uninterrupted views are a perfect compliment to the peaceful ambiance that defines this home.

<b>Presented By:</b>	<b>Phyllis S Harb</b> Lic: 084008750 Primary: 818-790-7325 Secondary: 818-790-7325 Other: 818-952-6639  E-mail: phyllis@realtorharb.com Web Page: <a href="http://www.RealtorHarb.com">http://www.RealtorHarb.com</a>	<b>Prudential California Realty</b> Lic: 827 Foothill Blvd. La Canada, CA 91011 818-790-8300 <b>See our listings online:</b>  <b>rickbonyadi@attglobal.net</b>
		
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<b>Active 12/30/11</b>	<b>Listing # F11164964</b> <b>County: Los Angeles</b>	<b>1237 N Maryland Ave Glendale, CA 91207-1305</b> <b>Cross St: Brand Blvd., South o</b>	<b>Map: ,</b>	<b>Listing Price: \$939,750</b> <b>Original Price: \$959,750</b>
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
	<b>Area</b>	Rossmyn&Verdugo Wood		
	<b>Style</b>	Tudor		
	<b>Beds</b>	3	<b>Approx Square Feet</b>	2783 Builder
	<b>Baths(FTHQ)</b>	3 (3 0 0 0)	<b>Price/Sq Ft</b>	\$337.68
	<b>Year Built</b>	1938	<b>Lot Sq Ft(approx)</b>	11430 ((Public Records))
	<b>Tax ID</b>	5647005004		
	<b>DOM/CDOM</b>	28/28	<b>Lot Acres (approx)</b>	0.262


[Additional Pictures](#)

**School District** Glendale Unified

**Assoc Dues #1** \$0.00

**Directions** Drive north on Brand Blvd., right on Randolph to Maryland

**Marketing Remark** REDUCED. Elegant Tudor in the Glendale Highlands - extensively restored showcasing grand style with contemporary amenities and systems. The best of both worlds. Luscious greenery and a backdrop of the downtown Glendale skyline are featured from many windows within this spacious home. Batchelder fireplace, soaring ceilings, formal piano alcove, huge rooms, many floor to ceiling windows and French doors, charming built ins including a pantry, a grand staircase - so many original features restored to their former glory under the careful direction of the Stewart- Gulrajani design team. Modern day master bedroom suite with Carrarra marble. Gourmet kitchen with many modern day comforts including large walk-in pantry and high-end GE Cafe appliances. Formal dining room ideal for entertaining complete with built-in original wood buffet featuring honed Carrarra counters. Separate laundry room off of the kitchen. This home shows like a dream. Superb permitted guest quarters with 343 sq. ft. per S


<b>Active 11/29/11</b>	<b>Listing # 11568435</b> <b>County: Los Angeles</b>	<b>1301 Corona Dr Glendale, CA 91205</b>	<b>Map: 564, G7</b>	<b>Listing Price: \$949,000</b> <b>Original Price: \$949,000</b>
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
	<b>Area</b>	Glen-South of 134 FW		
	<b>Style</b>	Mediterranean		
	<b>Beds</b>	3	<b>Approx Square Feet</b>	3283 Seller
	<b>Baths(FTHQ)</b>	5 (0 0 0 0)	<b>Price/Sq Ft</b>	\$289.06
	<b>Year Built</b>	2006		
	<b>Tax ID</b>	5679014016		
	<b>DOM/CDOM</b>	59/59	<b>Lot Acres (approx)</b>	

[Additional Pictures](#)

**Assoc Dues #1** \$0.00

**Directions** W of Verdugo Blvd, E of Adams Street

**Marketing Remark** Uber Chic secluded modern hideaway nestled upon exclusive Adams Hill with glorious and expansive city and mountain views. This mini estate is meticulously polished with countless upgrades and sophisticated designer finishes. The home features gleaming teak hardwood floors throughout, gourmet kitchen fit for a chef, grand living room alongside a formal dining room and completely separate family room with shimmering fireplace perfect for those cold winter nights. The home boasts an additional downstairs kitchen, three spacious bedrooms and five baths, charming master retreat with inviting master bath and gigantic media room complete with cinema screen and HD projector round out this one-of-a-kind bespoke hideaway. Buyer to verify. OPEN SUNDAY 1-4PM

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<b>Active 10/20/11</b>	<b>Listing # 11561547</b> <b>County: Los Angeles</b>	<b>738 S Verdugo Rd Glendale, CA 91205</b> <b>Cross St: SOUTH OF COLORADO</b>	<b>Map: 564, G6</b>	<b>Listing Price: \$339,000</b> <b>Original Price: \$389,000</b>
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
	<b>Area</b>	Glen-South of 134 FW		
	<b>Style</b>	Traditional		
	<b>Beds</b>	2	<b>Approx Square Feet</b>	1126 Public Records
	<b>Baths(FTHQ)</b>	1 (1 0 0 0)	<b>Price/Sq Ft</b>	\$301.07
	<b>Year Built</b>	1938	<b>Lot Sq Ft(approx)</b>	4500 ((Public Records))
	<b>Tax ID</b>	5683008003		
	<b>DOM/CDOM</b>	99/99	<b>Lot Acres (approx)</b>	0.103

[Additional Pictures](#)

**Assoc Dues #1** \$0.00

**Directions** South of Colorado

**Marketing Remark** This solid 30's traditional has so much to offer. Larger than the usual square footage in its price range, rooms are generous and welcoming, currently a designers studio, artfully detailed ceilings, wood floors and abundant windows for great light. Sweet dining room ready for your holiday gatherings. There's room for breakfast for two in the vibrant original kitchen, or use your home & garden channel inspirations to incorporate the adjacent laundry room into a real cooks kitchen. Bedrooms are ample and bright and share a full bath set nicely back from the living areas. Larger lot for endless gardening possibilities, long driveway, double garage with new door & opener. Additional upgrades include new 200 AMP service, copper plumbing & newer roof. Wood floors & character touches throughout waiting for your personal touches.

**Presented By:**



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January 2012

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