


Client Summary Report

Open House 01/29/12 to 01/29/12 **Property Type** Residential **Include Property Subtype** Single Family **City** Pasadena **Status** Active

Listings as of 01/27/12 at 10:42am

Active 03/18/11	Listing # 22150924 County: Los Angeles	1044 E Howard St Pasadena, CA 91104-2420 Cross St: Catalina	Map: 566, A1	Listing Price: \$799,900 Original Price: \$975,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Pasadena (NE)		
	Beds	6	Approx Square Feet	2826 Public Records
	Baths(FTHQ)	3 (2 0 1 0)	Price/Sq Ft	\$283.05
	Year Built	1924	Lot Sq Ft(approx)	12120 ((Public Records))
	Tax ID	5849023005		
	DOM/CDOM	282/282	Lot Acres (approx)	0.278


[Additional Pictures](#)

School District Pasadena Unified

Assoc Dues #1 \$0.00

Directions From Lake turn east on Howard St. The Historic Highlands Neighborhood straddles the borders of Pasadena and Altadena, situated between New York Blvd. on the North, Washington Blvd. on the South, Lake Ave. on the West, and Hill Ave. on the East.

Marketing Remark New Price! Reduced to approximately \$283.00/SF. Rare 6 bedroom pool home nestled on 12,000 plus SF. Located in the popular Historic Highlands of Pasadena this home has been updated and upgraded, features to include hardwood floors, ceiling fans in most rooms, granite kitchen counters, pool house, two car garage, central AC two zones. Pool/Spa recently resurfaced with ten year warranty. Great curb appeal with north facing front entry and landscaped yard.

Active 10/13/11	Listing # Y1106288 County: Los Angeles	2037 Jefferson Dr Pasadena, CA 91104-1732 Cross St: Washington & Pepper	Map: 566, D1	Listing Price: \$450,000 Original Price: \$575,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Pasadena (NE)		
	Style	English		
	Beds	5	Approx Square Feet	2274 Public Records
	Baths(FTHQ)	3 (2 0 1 0)	Price/Sq Ft	\$197.89
	Year Built	1924	Lot Sq Ft(approx)	5931 ((Public Records))
	Tax ID	5852006040		
	DOM/CDOM	106/620	Lot Acres (approx)	0.136

[Additional Pictures](#)

School District Pasadena Unified

Assoc Dues #1 \$0.00

Directions N. on Allen Ave off the 210 freeway then E. on Washington, then N. on Pepper, then W. on Jefferson Dr

Marketing Remark SHORT SALE. DO NOT DISTURB OCCUPANTS!!! Terrific opportunity for a spacious 2,274 sq.ft. property in heart of the San Gabriel Valley -- very near the Hasting's Ranch/Sierra Madre vicinity. A DEFINITE MUST SEE PROPERTY!!! NOTE: ANY AND ALL PARTS OF PROPERTY ARE PERMITTED. DO NOT DISTURB OCCUPANTS!!! Open houses to be held every 2nd and 4th week of the month on Sunday (2-5pm). DO NOT DISTURB OCCUPANTS!!!

Presented By:

Phyllis S Harb

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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 10:42am

Active 10/15/11	Listing # 22157352 County: Los Angeles	516 N Chester Ave Pasadena, CA 91106-1117 Cross St: S of Orange Grove an	Map: 566, B3	Listing Price: \$669,000 Original Price: \$729,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Pasadena (NE)		
	Beds	3	Approx Square Feet	2055 Taped
	Baths(FTHQ)	3 (2 0 1 0)	Price/Sq Ft	\$325.55
	Year Built	1914	Lot Sq Ft(approx)	7450 ((Public Records))
	Tax ID	5739013017		
	DOM/CDOM	104/104	Lot Acres (approx)	0.171


[Additional Pictures](#)

School District Pasadena Unified

Assoc Dues #1 \$0.00

Directions Go North on Hill to Orange Grove. Left a couple blocks to Chester. Left on Chester. Between Lake and Hill and north of Villa and South of Orange Grove.

Marketing Remark This elegant 1914 Craftsman home has 3 bed, den & 2.5 baths and has been updated and restored with a stunning master suite added, with all being completed in 2010. Located in the Crawford's Vista Historic Preservation District, the owners meticulously honored the character of this vintage period with custom cabinetry, windows, woodwork, lighting and plumbing fixtures. From the classic covered front porch, you can enjoy the professionally landscaped, drought-tolerant front garden. The formal living and dining rms feature charming white oak hardwood floors, custom cabinetry and Mission-style alabaster light fixtures. All the newer windows are framed with the character Craftsman moldings as well. The spacious newly-remodeled kitchen has stainless steel appliances and stylish cork flooring. Special order italian tiles highlight the master bath w/separate shower, lg spa tub and 2 separate sinks. 2 car gar 2 w/new 2011 roof, central air and heat, tankless water heater w/much more!


Active 10/21/11	Listing # 22157929 County: Los Angeles	3195 E Orange Grove Blvd Pasadena, CA 91107-2050 Cross St: Lomora	Map: 566, F3	Listing Price: \$649,000 Original Price: \$649,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Pasadena (NE)		
	Beds	2	Approx Square Feet	1688 Appraiser
	Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$384.48
	Year Built	1952	Lot Sq Ft(approx)	8054 ((Public Records))
	Tax ID	5752005001		
	DOM/CDOM	59/59	Lot Acres (approx)	0.185

[Additional Pictures](#)

School District Pasadena Unified

Assoc Dues #1 \$0.00

Marketing Remark Back on the market after cleaning up from the winds! Designer perfect and nothing left for you to do but move in! Extensively remodeled and upgraded with 1688 square feet in a great flowing floorplan! 2 bedrooms, 2 baths, PLUS DEN-use your imagination- this room can easily make a quick change into a 3rd bedroom or remain a family room/office. Chef's gourmet Kitchen with granite counters, stainless appliances & tons of storage. Wonderful mountain views from the kitchen and living/dining rooms. Cozy fireplace in the spacious living room. Both bathrooms feature deep jetted tubs, granite counters & exquisite fixtures. Gleaming hardwood floors. The Master Suite features extra-large closets in a unique Dressing Area. All closets have been upgraded to maximize storage space. California Living at its finest with a spacious backyard, patio, and built in BBQ. Dual-Zone HVAC, double-pane windows, updated plumbing and electrical systems. Walking distance to parks, shopping, restaurants, & GoldLine

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U.S. Patent 6,910,045



Client Summary Report

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Active 11/07/11	Listing # 11564979 County: Los Angeles	864 Victoria Dr Pasadena, CA 91104	Map: 566, C2	Listing Price: \$674,000 Original Price: \$749,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Pasadena (NE)		
	Style	Traditional		
	Beds	3	Approx Square Feet	1801 Public Records
	Baths(FTHQ)	2 (0 0 0 0)	Price/Sq Ft	\$374.24
	Year Built	1927	Lot Sq Ft(approx)	7497 ((Public Records))
	Tax ID	5745003016		
	DOM/CDOM	81/45	Lot Acres (approx)	0.172

[Additional Pictures](#)

Assoc Dues #1 \$0.00

Directions 210...N/Hill, E/Mountain, S/Victoria...between Allen and Palo Verde, N of Loma Vista

Marketing Remark In it's early development Victoria Drive was originally known as part of what was then referred to as the Windsor Square neighborhood...circa 1927. This charming home, situated on a beautiful tree lined street exudes a warmth and charm of a bygone era. Features include 3 bedrooms and 1.75 baths. French doors from the third bedroom (closet removed) lead to a quaint pergola covered patio. Living room with fireplace has vaulted and beamed ceiling and built in book case. The master bedroom includes direct access to back yard and an attached sitting room ideal for home office or separate library room complete with built in book cases flanking the faux fireplace. An ornate gate welcomes guest through the porte co-chere. Many period details seamlessly blend with the amenities of today....updated kitchen w/ nice size pantry closet and breakfast nook, central air/heat. There is a separate laundry room with old fashion built in ironing board closet. Detached Garage. Short Sale.


Active 11/18/11	Listing # 22158794 County: Los Angeles	599 N Madison Ave Pasadena, CA 91101-1107 Cross St: Villa Street/Orange	Map: 565, J3	Listing Price: \$749,000 Original Price: \$749,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Pasadena (NE)		
	Beds	4	Approx Square Feet	2560 Taped
	Baths(FTHQ)	4 (1 2 1 0)	Price/Sq Ft	\$292.58
	Year Built	1902	Lot Sq Ft(approx)	11526 ((Public Records))
	Tax ID	5731005052		
	DOM/CDOM	70/70	Lot Acres (approx)	0.265

[Additional Pictures](#)

School District Pasadena Unified

Assoc Dues #1 \$0.00

Marketing Remark Stunning California Bungalow exhibits architectural details with tasteful updates throughout. The living and dining rooms are adjacent to each other with 10' high ceilings. Large gourmet kitchen with granite countertops, two sinks, stainless steel appliances, built-in wine cooler, tin ceiling and plenty of cupboard space. The master suite features custom built-in cabinetry, closet, and an adjacent large dressing room with a custom walk-in closet. The master bath is beautifully tiled offering rest and relaxation with a spa tub, dual sinks, and a fabulous 5-head shower. The upstairs is a retreat in itself with an open den area, two spacious bedrooms, and two three-quarter baths. Professionally designed backyard with patio area, expansive 3-tiered redwood deck, outdoor fireplace, and sitting area with pergola. Additional features include large wrap-around porch, hardwood floors, fully updated plumbing and electrical, custom shutters, 2 fountains, alarm system, and 7 fruit trees.

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U.S. Patent 6,910,045



Client Summary Report


Listings as of 01/27/12 at 10:42am

Active 12/05/11	Listing # 11569669 County: Los Angeles	1866 Las Lunas St Pasadena, CA 91107	Map: 566, D3	Listing Price: \$795,000 Original Price: \$795,000		
		Property Type	Residential	Property Subtype	Single Family	
		Area	Pasadena (NE)			
		Style	Craftsman			
		Beds	3	Approx Square Feet	1988 Other	
		Baths(FTHQ)	3 (0 0 0)	Price/Sq Ft	\$399.90	
		Year Built	1921	Lot Sq Ft(approx)	7500 ((Public Records))	
		Tax ID	5745019030			
		DOM/CDOM	53/53	Lot Acres (approx)	0.172	
						Additional Pictures

Assoc Dues #1 \$0.00

Directions *

Marketing Remark Lovely 3+3 remodeled one story craftsman home located on a great tree lined street; 2 car detached garage with a separate studio/guest apt; hardwood floors, new appliances, new front & back landscaping . . . a must see to appreciate. Backyard has total privacy & is fenced for dogs. Please verify square footage; stated S.F. is from an appraiser; within walking distance of metro rail. Easy to show with 24 hour notice.

Active 01/09/12	Listing # 12160109 County: Los Angeles	1032 N Catalina Ave Pasadena, CA 91104-3806 Cross St: Catalina Ave & Mcdow	Map: 566, A2	Listing Price: \$365,384(V) Original Price: \$375,384		
		Property Type	Residential	Property Subtype	Single Family	
		Area	Pasadena (NE)			
		Beds	3	Approx Square Feet	848 Public Records	
		Baths(FTHQ)	1 (1 0 0)	Price/Sq Ft	\$430.88	
		Year Built	1937	Lot Sq Ft(approx)	3562 ((Public Records))	
		Tax ID	5740011012			
		DOM/CDOM	18/18	Lot Acres (approx)	0.082	
						Additional Pictures

School District Call L/O **ELEM** Buyer to Verify **JRHG** Buyer to Verify **SRHG** Buyer to Verify

Assoc Dues #1 \$0.00

Marketing Remark Seller is relocating and very motivated. Wonderful Spanish style house in Bungalow Heaven with 2 bedrooms, and a third, per the assessor which is really a great wood paneled den/home office, a really great condo alternative. Upgrades include new electrical and plumbing, remodeled large family kitchen (it even has a tiny dishwasher), remodeled bath. Despite the smaller lot, it has a perfect, fenced patio/side yard for outdoor living and a wrap around breezeway that would work for BBQ, the pets, storage, etc. Seller hates leaving after all his hard work but is being relocated out of the area due to a job transfer. ****Short Sale Pending Lender Approval****

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U.S. Patent 6,910,045



Client Summary Report

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Active 01/11/12	Listing # 22159976	1245 E Howard St Pasadena, CA 91104-2554		Listing Price: \$749,000
	County: Los Angeles	Cross St: Michigan & Holliston	Map: 566, B1	Original Price: \$799,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Pasadena (NE)		
	Beds	4	Approx Square Feet	2293 Public Records
	Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$326.65
	Year Built	1949	Lot Sq Ft(approx)	11409 ((Public Records))
	Tax ID	5849006015		
	DOM/CDOM	16/16	Lot Acres (approx)	0.262

[Additional Pictures](#)

School District Pasadena Unified

Assoc Dues #1 \$0.00

Marketing Remark NEW PRICE!!!! If you like to entertain this is it! Spacious home located in the heart of Historic Highlands. Four bedroom, two bathroom home with a wonderful family room/kitchen area. Perfect for those who love to entertain and cook at the same time. The living room, dining room and master suite all have vaulted ceilings. The kitchen has an oversize island with a beautiful skylight. A few highlights are the tankless water heater, newer landscaping of the front and back yard, parking for an RV, plantation shutters plus more. The large lot has lots of fruit trees. Pasadena living at its finest!

Active 01/16/12	Listing # 12575917	1040 N Wilson Ave Pasadena, CA 91104		Listing Price: \$679,000
	County: Los Angeles	Cross St: BELL & CLAREMONT	Map: 566, B2	Original Price: \$679,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Pasadena (NE)		
	Style	Traditional		
	Beds	5	Approx Square Feet	2426 Public Records
	Baths(FTHQ)	4 (4 0 0 0)	Price/Sq Ft	\$279.88
	Year Built	1962	Lot Sq Ft(approx)	9250 ((Public Records))
	Tax ID	5740008007		
	DOM/CDOM	11/11	Lot Acres (approx)	0.212


[Additional Pictures](#)

School District Pasadena Unified

Assoc Dues #1 \$0.00

Directions North on Lake to Mountain, turn right. Turn left on Wilson, go to 1040 on the right.

Marketing Remark This large 1-story '60s traditional is nestled in the heart of Bungalow Heaven. Offering so much space--5 bedrooms, 4 bathrooms and all in good working order! Current owners have updated plumbing, electrical, HVAC, front of house and garage roofs, carpet, kitchen appliances, light fixtures, bathroom fixtures and toilets, vinyl flooring. Outside are a newer fence and driveway gate, new front steps. Kitchen is open to informal dining/family room plus there is a large formal dining room. The 2-car garage is detached and has extra storage space. The master bedroom opens on to the backyard.

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U.S. Patent 6,910,045



Client Summary Report

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Active 01/17/12	Listing # 22160450	2022 Las Lunas St Pasadena, CA 91107-2308		Listing Price: \$599,000	
	County: Los Angeles	Cross St: Between Oak & Allen	Map: 566, C3	Original Price: \$599,000	
		Property Type	Residential	Property Subtype	Single Family
		Area	Pasadena (NE)		
		Beds	2	Approx Square Feet	1220 Public Records
		Baths(FTHQ)	1 (1 0 0 0)	Price/Sq Ft	\$490.98
		Year Built	1926	Lot Sq Ft(approx)	6266 ((Public Records))
		Tax ID	5745020035		
		DOM/CDOM	10/10	Lot Acres (approx)	0.144

[Additional Pictures](#)

School District Pasadena Unified

Assoc Dues #1 \$0.00

Marketing Remark 1926 Spanish charmer, completely remodeled and updated, NEW kitchen and Bath, 2 bedrooms, 1 bath, Vintage features with today's modern conveniences. Original hardwood floors, living room has fireplace, with barrel ceiling and 2 sets of French doors that open onto a private side patio, PERFECT for entertaining. NEW 2 car garage built in 2010. Pella windows and original windows. Central A/C & Heat, Copper Plumbing, Updated electrical service.

Active 01/18/12	Listing # 22160451	1540 Loma Vista St Pasadena, CA 91104-4713		Listing Price: \$1,245,000	
	County: Los Angeles	Cross St: Hill St./So. Mountai	Map: 566, C2	Original Price: \$1,245,000	
		Property Type	Residential	Property Subtype	Single Family
		Area	Pasadena (NE)		
		Beds	4	Approx Square Feet	3103 Public Records
		Baths(FTHQ)	5 (2 1 2 0)	Price/Sq Ft	\$401.22
		Year Built	1999	Lot Sq Ft(approx)	10547 ((Public Records))
		Tax ID	5749006032		
		DOM/CDOM	9/9	Lot Acres (approx)	0.242


[Additional Pictures](#)

School District Pasadena Unified

Assoc Dues #1 \$0.00

Directions Take Hill Avenue or Allen Avenue north to Loma Vista Street. The Garages are located on Nelson Alley.

Marketing Remark Stately 1999 built Colonial with modern amenities and a updated style. This fantastic home is light filled with spacious rooms, open floor plan, 9 foot ceilings, hardwood floors, fabulous cook's kitchen with Viking 6 burner range, warming drawer, 2 walk-in pantries, expansive granite counter tops, center island, and a breakfast area. The kitchen is open to the family room with high vaulted ceiling, gorgeous built-in cabinetry and fireplace. The main level master bedroom has a full bath with Koehler Steeping Tub, separate shower, and walk-in closet. Upstairs are three spacious bedrooms all with attached baths and walk-in closets. Storage galore with two walk-in attic rooms. Exiting through French doors to the backyard you will find an expansive wrap around covered porch with built-in Barbecue, outdoor sound system, fountains, & wonderful vegetable garden area with raised redwood planters. Finishing off the backyard is the 3 car garage, 1 converted to gym. Fabulous home not to be missed!

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Client Summary Report

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Active 01/18/12	Listing # 22160406 County: Los Angeles	848 N Madison Ave Pasadena, CA 91104-4329 Cross St: Mountain	Map: 565, J2	Listing Price: \$468,000 Original Price: \$468,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Pasadena (NE)		
	Beds	3	Approx Square Feet	1533 Taped
	Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$305.28
	Year Built	1940	Lot Sq Ft(approx)	9683 ((Public Records))
	Tax ID	5731003033		
	DOM/CDOM	9/78	Lot Acres (approx)	0.222


[Additional Pictures](#)

School District Pasadena Unified

Assoc Dues #1 \$0.00

Directions North of Orange Grove Blvd, East of Los Robles Ave. Between Mountain and Buckeye.

Marketing Remark Remodeled traditional located within close proximity to local schools, shopping & Metro. This wonderfully updated home features newer hardwood flooring, crown moldings, living room with bay window, formal dining room, 3 bedrooms (one a private master suite with french doors to yard) with large closets, and 2 full baths completely remodeled baths. The large kitchen contains new cabinetry, tile floors, recessed lighting, granite counter tops and new appliances. The home also features a separate laundry room, 2 car detached garage, large backyard with some new wood fencing, long driveway, front porch, and much more! This house is turnkey and ready for a new owner.

Active 01/18/12	Listing # 22160469 County: Los Angeles	1045 N Catalina Ave Pasadena, CA 91104-3805 Cross St: East of Lake, north	Map: 566, A2	Listing Price: \$649,000 Original Price: \$649,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Pasadena (NE)		
	Beds	3	Approx Square Feet	1709 Public Records
	Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$379.75
	Year Built	1938	Lot Sq Ft(approx)	9600 ((Public Records))
	Tax ID	5740012007		
	DOM/CDOM	9/207	Lot Acres (approx)	0.220


[Additional Pictures](#)

School District Call L/O

Assoc Dues #1 \$0.00

Directions Take Lake Avenue north, right onto Mountain, left onto Catalina. Follow Catalina to 1045. Home is on the west side of Catalina.

Marketing Remark Huge addition nearly doubled the size of this home in 2003/04 (architectural plans, secure, private rear yard through electronic gate off McDowell, possible small RV parking area. Master suite + bath, double sinks, vaulted ceilings, a rare find in BH, 2 FPs, one double sided in the master suite/bath. Nice street in Bungalow Heaven yet tucked away on a huge lot. The front yard is graced by a mature, drought tolerant garden, resplendent each spring. There is further commitment to 'green' with tankless hot water heaters. fruit trees in the back yard...WAIT that's not all. There is an oversized garage at the rear of the dwelling with attic storage and work bench area. Too many toys, there is a second double garage at the rear of the lot. Lots of storage in this 1930's home, including beautiful hardwood floors. The master bedroom walk-in closet is adjacent to a spacious laundry room with lots of storage. Gorgeous tree lined street. SHORT SALE

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Client Summary Report

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Active 01/23/12	Listing # 22160572 County: Los Angeles	3277 New York Dr Pasadena, CA 91107-0 Cross St: Sierra Madre and New	Map: 536, G2	Listing Price: \$1,188,000 Original Price: \$11,888,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Pasadena (NE)		
	Beds	3	Approx Square Feet	2508 Builder
	Baths(FTHQ)	3 (2 0 1 0)	Price/Sq Ft	\$473.68
	Year Built	2011	Lot Sq Ft(approx)	20153 ((Public Records))
	Tax ID	5860030013		
	DOM/CDOM	4/155	Lot Acres (approx)	0.463


[Additional Pictures](#)

School District Pasadena Unified

Assoc Dues #1 \$0.00

Directions Sierra Madre to New York just past Eaton Canyon Golf Course.

Marketing Remark Newly constructed contemporary modern, tucked hillside, offers city light views. If you prefer solitude, this home is located on a private drive and street just north of New York Dr. It features 3 bedrooms and 2.5 baths with an open floor plan. The kitchen is the heart of the home with Scavolini Cabinets, Ceaserstone countertops, Professional Bosch-Dishwasher/Range hood/Refrigerator, Bertazzoni-Italia 5 burner master series range and stainless sink in an island overlooking the living, dining and breakfast area. The second floor has 2 bedrooms, laundry and full bath with a study / family room that could be made into a 4th bedroom if needed. Then step up to the master suite which consists of sitting area, gorgeous master bath, walk in closet, high ceilings and balcony with amazing view. It is a high style retreat with clean lines and comfort. In addition this architectural masterpiece has dark hardwood floors through the main living space and a 2 car garage.


Active 01/23/12	Listing # A12009998 County: Los Angeles	1560 Casa Grande St Pasadena, CA 91104 Cross St: N/mountain Ave. W/AI	Map: 566, C2	Listing Price: \$948,000 Original Price: \$948,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Pasadena (NE)		
	Style	Mediterranean		
	Beds	5	Approx Square Feet	3043 Public Records
	Baths(FTHQ)	4 (4 0 0 0)	Price/Sq Ft	\$311.53
	Year Built	1927	Lot Sq Ft(approx)	12350 ((Public Records))
	Tax ID	5741008023		
	DOM/CDOM	4/4	Lot Acres (approx)	0.284

[Additional Pictures](#)

School District Pasadena Unified

Assoc Dues #1 \$0.00

Marketing Remark This stunning Mediterranean home was masterfully designed and recently remodeled. The entry leads to an inviting living room that is enhanced by charming fireplace. New maple hardwood floor and picture window make this a spectacular area. French doors lead to the luscious front and side yard. A beautifully remodeled kitchen with new appliances, granite counter and new floor tiles is perfect for dining in or entertaining. Stylish remodeled bathrooms are lined with designed flooring and granite counter tops. New hardwood floors are throughout the entry to living, dining, office, stairs all the way up to the second floor hallway. Master bedroom has it's own fireplace. The second suite has a balcony where you can view the relaxing pool in the backyard.

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U.S. Patent 6,910,045



Client Summary Report

Listings as of 01/27/12 at 10:42am


Active 01/02/12	Listing # 22159653 County: Los Angeles	1415 Edgehill Pl Pasadena, CA 91103-1130 Cross St: Inverness	Map: 535, E7	Listing Price: \$1,595,000 Original Price: \$1,595,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Pasadena (NW)		
	Beds	4	Approx Square Feet	5122 Public Records
	Baths(FTHQ)	6 (2 2 2 0)	Price/Sq Ft	\$311.40
	Year Built	1992	Lot Sq Ft(approx)	30945 ((Public Records))
	Tax ID	5704008009		
	DOM/CDOM	25/25	Lot Acres (approx)	0.710

[Additional Pictures](#)

School District Pasadena Unified

Assoc Dues #1 \$0.00

Marketing Remark Magnificent views to the Rose Bowl! The perfect place to entertain on fourth of July with spectacular fireworks view! This Tudor home is set at the top of a private drive. The home features vaulted ceilings, living room with carved fireplace, kitchen with granite countertops, built in desk, double electric oven, walk in pantry, and breakfast bar. The Family room has a fireplace and a wet bar with sliding doors opening to the patio. The romantic master suite has a double sided fireplace, two walk in closets and sweeping views. The master bathroom has two sinks, oversized shower, and a serene tub. The three bedrooms have their own bathroom. The upper level has a media/game room. The Office/Library has built in shelves. The three car garage has built in cabinets and a storage room. Stunning views throughout the house.


Active 01/09/12	Listing # 22159984 County: Los Angeles	1394 Edgehill Pl Pasadena, CA 91103 Cross St: Inverness	Map: 535, D7	Listing Price: \$1,450,000 Original Price: \$1,450,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Pasadena (NW)		
	Beds	5	Approx Square Feet	4444 Title Company
	Baths(FTHQ)	4 (2 1 1 0)	Price/Sq Ft	\$326.28
	Year Built	1980	Lot Sq Ft(approx)	11857 ((Public Records))
	Tax ID	5704012010		
	DOM/CDOM	18/18	Lot Acres (approx)	0.272

[Additional Pictures](#)

School District Pasadena Unified

Assoc Dues #1 \$0.00

Marketing Remark Welcome to this richly wooded estate with amazing views from every window. Dramatic living room with cathedral beamed ceiling, fireplace flanked by oak cabinetry and walls of glass. Delightful decks off 4 areas of this beautiful home. Features include formal dining room, lg open kitchen w/breakfast room open to family room, office, spacious master retreat + 4 additional bedrooms. Gleaming hardwood floors & detailing boasts elegance. Lower level has bdrm, bth and large rec/media room w/separate entrance. Entertainer's delight! Yard has paths leading through the flowering shrubs & fruit trees. Quiet private drive located high above the city in desirable Linda Vista offers serenity and every comfort desired with lovely meandering grounds.

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U.S. Patent 6,910,045



Client Summary Report

Listings as of 01/27/12 at 10:42am

Active 01/14/12	Listing # 22160341	1686 N Marengo Ave Pasadena, CA 91103-1863	Map: 565, H1	Listing Price: \$314,000
	County: Los Angeles	Cross St: North of Washington		Original Price: \$314,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Pasadena (NW)		
	Beds	2	Approx Square Feet	749 Public Records
	Baths(FTHQ)	1 (1 0 0 0)	Price/Sq Ft	\$419.23
	Year Built	1923	Lot Sq Ft(approx)	3825 ((Public Records))
	Tax ID	5837023022		
	DOM/CDOM	13/13	Lot Acres (approx)	0.088

[Additional Pictures](#)

School District Pasadena Unified

Assoc Dues #1 \$0.00

Marketing Remark This home is tastefully renovated from the inside out. The inviting private enclosed front yard leads to charming home which is renewed with a modern twist. Welcoming open floor plan showcasing bright living room, gleaming dark wood floors, new kitchen with clean lines, Caesarstone counters and new stainless steel appliances, dining nook with windows and views of back yard, two bedrooms, character full bath with tile pattern floors and accent fixtures, spacious enclosed back yard and one car garage - perfect to enjoy outdoor meals with the family! Additional highlights: landscaping with a modern desert feel, great for water conservation and arid California weather, updated plumbing, electric system and air condition/heating system. New windows, trendy fixtures and new wood fencing.


Active 11/30/11	Listing # 11569165	1541 N Raymond Ave Pasadena, CA 91103	Map: 565, H1	Listing Price: \$699,900
	County: Los Angeles			Original Price: \$729,900
	Property Type	Residential	Property Subtype	Single Family
	Area	Pasadena (NW)		
	Style	Traditional		
	Beds	6	Approx Square Feet	3199 Other
	Baths(FTHQ)	5 (0 0 0 0)	Price/Sq Ft	\$218.79
	Year Built	1916	Lot Sq Ft(approx)	16160 ((Other))
	Tax ID	5728011021		
	DOM/CDOM	58/58	Lot Acres (approx)	0.371

[Additional Pictures](#)

Assoc Dues #1 \$0.00

Directions North on Raymond above Washington

Marketing Remark Gorgeous 6 Bedroom / 5 Bath home with tons of original character. Cross the large front porch and into the spacious entryway. To the right you'll find the formal dining room with built ins and family room with fireplace. The large living room has a fireplace as well. The updated kitchen features lots of cabinet space, stainless steel range and dishwasher and granite counters. A bedroom and bath complete the downstairs. Up the grand wooden staircase with carved accents you'll find 5 more bedrooms and 4 baths, each flooded with light and offering ample closet space. The lush back yard has a sparkling pool and lots of room for entertaining. This is a must see! Info herein is not verified by agent. Buyer to verify all info & rely on their findings. Offers must be submitted on CAR form w/pre-approval (NOT pre-qual), copy of earnest money check, proof of funds & agency disclosure. For guarantee receipt of your offer check private remarks for submission instructions.

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U.S. Patent 6,910,045



Client Summary Report

Listings as of 01/27/12 at 10:42am

Active 11/10/11	Listing # F11147597 County: Los Angeles	1966 Lundy Ave Pasadena, CA 91104-1056 Cross St: Los Robles/Montana	Map: ,	Listing Price: \$749,500 Original Price: \$769,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Pasadena (NW)		
	Style	Craftsman		
	Beds	4	Approx Square Feet	2032 Seller
	Baths(FTHQ)	3 (2 0 1 0)	Price/Sq Ft	\$368.85
	Year Built	1915	Lot Sq Ft(approx)	8250 ((Public Records))
	Tax ID	5837020010		
	DOM/CDOM	78/170	Lot Acres (approx)	0.189

[Additional Pictures](#)

Assoc Dues #1 \$0.00

Marketing Remark This stunning craftsman has been thoroughly renovated and upgraded. It includes 4 bedrooms, 2-1/2 completely remodeled baths, office and remolded kitchen. This property boasts of amenities such as new white-oak hardwood and beam work, Pro Jenn-Air kitchen appliances, custom tile and marble work sensitive to the early 20th century arts and crafts movement. Enjoy mountain views, lavish landscaping, deck, and fire pit ideal for entertaining large groups of people.

Active 11/14/11	Listing # 22158668 County: Los Angeles	1640 Pegfair Estates Dr Pasadena, CA 91103-1934 Cross St: Lida Street	Map: 565, D1	Listing Price: \$1,295,000 Original Price: \$1,329,900
	Property Type	Residential	Property Subtype	Single Family
	Area	Pasadena (NW)		
	Beds	4	Approx Square Feet	3222 Public Records
	Baths(FTHQ)	4 (2 1 1 0)	Price/Sq Ft	\$401.92
	Year Built	1976	Lot Sq Ft(approx)	34996 ((Public Records))
	Tax ID	5705020012		
	DOM/CDOM	74/263	Lot Acres (approx)	0.803


[Additional Pictures](#)

School District Pasadena Unified

Assoc Dues #1 \$0.00

Directions From Linda Vista, west on Lida Street, left on Pegfai Lane, right on Pegfair Estates Drive to the end of cul-de-sac.

Marketing Remark Seller is motivated! Seller updated and renovated to brighten up this home. Now the wall paper is gone, the cottage cheese ceilings have disappeared, and the rooms are fresh with new paint. This home has loads of space inside and plenty of grounds to roam outside. There's a large patio with a built-in BBQ and in-ground spa, a clearing for an orchard, terraced grounds for organic gardens, and enough flat yard to add a pool or sports court. The 3-car garage and motor court could make a car collector happy, too. This house shows well. Buyers won't be disappointed. Hurry before somebody else buys it!

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U.S. Patent 6,910,045



Client Summary Report

Listings as of 01/27/12 at 10:42am

Active 11/14/11	Listing # 22158687	1157 Armada Dr Pasadena, CA 91103-2830		Listing Price: \$659,000
	County: Los Angeles	Cross St: Arroyo Blvd, Everts	Map: 565, F2	Original Price: \$675,000
		Property Type	Residential	Property Subtype
		Area	Pasadena (NW)	Single Family
		Beds	3	Approx Square Feet
		Baths(FTHQ)	2 (1 0 1 0)	1618 Public Records
		Year Built	1910	Price/Sq Ft
		Tax ID	5702019001	\$407.29
		DOM/CDOM	45/45	Lot Sq Ft(approx)
				8917 ((Public Records))
				Lot Acres (approx)
				0.205

[Additional Pictures](#)

School District Pasadena Unified

Assoc Dues #1 \$0.00

Directions Corner of Arroyo, Armada and Everts.

Marketing Remark Entertainers delight located in the East Arroyo neighborhood adjacent to historic Prospect Park in Pasadena. Close to Brookside Golf Course, the Rose Bowl, the Aquatic Center and Old Town. The private corner lot is framed by trees and is both intimate and sizeable for larger gatherings. Unique opportunity to be creative in this traditional 1910 home with its beautiful living room framing one of several outdoor areas. Three bedrooms, 1.5 baths.

Active 10/14/11	Listing # 22157790	1502 Scenic Dr Pasadena, CA 91103-1937		Listing Price: \$950,000
	County: Los Angeles	Cross St: Lida to Vista	Map: 565, D1	Original Price: \$998,000
		Property Type	Residential	Property Subtype
		Area	Pasadena (NW)	Single Family
		Beds	3	Approx Square Feet
		Baths(FTHQ)	3 (3 0 0 0)	2064 Taped
		Year Built	1953	Price/Sq Ft
		Tax ID	5704025007	\$460.27
		DOM/CDOM	105/105	Lot Sq Ft(approx)
				9285 ((Public Records))
				Lot Acres (approx)
				0.213


[Additional Pictures](#)

School District Pasadena Unified

Assoc Dues #1 \$0.00

Directions Linda Vista to Lida right on Vista, left on Scenic.

Marketing Remark Fabulous treehouse in desirable Linda Vista area! Hardwood floors, lots of windows, copper plumbing (buyer to verify) and a spacious back deck, perfect for entertaining! A flat backyard with room for gardens and a pool make this Mid-Century the ideal place for Southern California living at it's finest!

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U.S. Patent 6,910,045



Client Summary Report

Listings as of 01/27/12 at 10:42am

Active 04/29/11	Listing # 22151239	1591 Oakdale St Pasadena, CA 91106-3552		Listing Price: \$1,475,000
	County: Los Angeles	Cross St: W corner of Sierra B	Map: 566, C5	Original Price: \$1,675,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Pasadena (SE)		
	Beds	4	Approx Square Feet	3579 Taped
	Baths(FTHQ)	4 (1 2 1 0)	Price/Sq Ft	\$412.13
	Year Built	1935	Lot Sq Ft(approx)	12000 ((Public Records))
	Tax ID	5736008008		
	DOM/CDOM	272/272	Lot Acres (approx)	0.275

[Additional Pictures](#)

School District	Pasadena Unified
Assoc Dues #1	\$0.00

Directions 210 Exit Hill go South to Oakdale go Left on Oakdale down 1 block Corner of Sierra Bonita

Marketing Remark Character and charm throughout this lovely country English style home. Updated recently. Downstairs are formal entry with 3 closets, dining room with bay window, large living room with fireplace and bay window, sun porch. Gourmet kitchen with granite counter and eating bar, breakfast room laundry room. Master bedroom suite has french doors to rear yard, many closets, vanity area and remodeled bath with pedestal sinks, custom tile and oversized shower with bench seat. 2nd bedroom has it's own 3/4 bath with vintage tile, Den is convertible 3rd bedroom downstairs. There is a central hall and guest bath. Upstairs are 2 more bedrooms each loaded with special details and a full bath. Hardwood floors throughout except in bathrooms. Front yard features privacy hedge and mature trees and plantings for park like setting. Rear yard features a patio and lush landscaping surrounding it. The detached 2 car garage has a small studio with bath. Perfect for entertaining inside or outside.

Active 06/28/11	Listing # 22153647	2667 Oneida St Pasadena, CA 91107-5260		Listing Price: \$599,000
	County: Los Angeles	Cross St: San Gabriel Blvd.	Map: 566, E5	Original Price: \$669,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Pasadena (SE)		
	Beds	3	Approx Square Feet	1465 Other
	Baths(FTHQ)	2 (1 0 1 0)	Price/Sq Ft	\$408.87
	Year Built	1941	Lot Sq Ft(approx)	4970 ((Public Records))
	Tax ID	5748027018		
	DOM/CDOM	213/213	Lot Acres (approx)	0.114

[Additional Pictures](#)

School District	Pasadena Unified
Assoc Dues #1	\$0.00

Directions West of San Gabriel Blvd; north of San Pasqual St.

Marketing Remark GREAT PRICE! Turnkey home in quiet, desirable Pasadena neighborhood! California living at its best, this entertainer's home is functional inside & out. Light & bright & immaculately maintained. Spacious front yard w/white picket fence & covered porch. Enter into a light filled formal living room w/fpl & large bay windows. Cook & entertain in the updated kitchen w/granite countertops, cherry cabinets, dbl dishwasher, 5 burner gas range & dbl ovens, & stainless steel appliances. 3 bedrooms/2 updated baths & separate laundry area make for a perfect floor plan. Step outside to an outdoor kitchen with built in BBQ, rotisserie, gas burner & refrig. Private back patio w/stained concrete, vine covered pergola, perfect for alfresco dining & living; & a nice grassy area. Other features incl re-finished hardwood floors, dual pane windows, newer electrical, copper plumbing, tank-less hot water heater & irrigation system. 2 car attached garage w/ample storage Must see. MOTIVATED SELLER!

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Client Summary Report

Listings as of 01/27/12 at 10:42am

Active 08/22/11	Listing # 11549309 County: Los Angeles	2983 Margaret Dr Pasadena, CA 91107	Map: 566, F5	Listing Price: \$795,000 Original Price: \$919,000	
		Property Type	Residential	Property Subtype	Single Family
		Area	Pasadena (SE)		
		Style	Craftsman		
		Beds	3	Approx Square Feet	2155 Public Records
		Baths(FTHQ)	3 (0 0 0 0)	Price/Sq Ft	\$368.91
		Year Built	1923	Lot Sq Ft(approx)	7120 ((Public Records))
		Tax ID	5754007036		
		DOM/CDOM	154/154	Lot Acres (approx)	0.163

[Additional Pictures](#)

Assoc Dues #1 \$0.00

Directions South of Colorado, north of Del Mar and east of El Nido.

Marketing Remark Reduced! Spectacular two story California Farmhouse is located on a quiet, tree line cul-de-sac street. This 3 bedroom 2 -- bath home has been recently renovated and tastefully upgraded. A welcoming living room with wood floors, fireplace and built in shelves lead to formal dining room with built in hutch. Beautiful French windows, and doors open to a wrap around covered porch. The gourmet kitchen, with granite counters and custom cabinetry opens to the family room with surround sound, recessed lighting and guest bath. Upstairs are 3 bedrooms with 2 master suites. There is a detached over-sized garage with plenty of storage and gardeners bathroom. Outside features include automatic sprinklers, exterior lighting, redwood deck and outdoor speakers.


Active 01/22/12	Listing # 22159995 County: Los Angeles	3333 E California Blvd Pasadena, CA 91107-5356 Cross St: Sierra Madre Blvd.	Map: 566, G6	Listing Price: \$949,999 Original Price: \$949,999	
		Property Type	Residential	Property Subtype	Single Family
		Area	Pasadena (SE)		
		Beds	4	Approx Square Feet	3532 Taped
		Baths(FTHQ)	4 (1 2 1 0)	Price/Sq Ft	\$268.97
		Year Built	1958	Lot Sq Ft(approx)	42054 ((Public Records))
		Tax ID	5377003009		
		DOM/CDOM	5/5	Lot Acres (approx)	0.965

[Additional Pictures](#)

School District Pasadena Unified

Assoc Dues #1 \$0.00

Marketing Remark Opportunity is a-knocking on this beautiful one level Mid-century home, located in the historic Chapman Woods neighborhood of East Pasadena. This modern floor plan was beautifully designed offering clean open spaces which make it ideal for large gatherings or intimate entertaining! The living room & family room both feature a fireplace with hearth and both rooms radiate from the central dining area. The kitchen displays original wood cabinetry. A cozy & sunny breakfast area with built-in cabinets looks South onto the circular driveway. Ample storage and lots of closets are found throughout the home. A large enclosed lanai offers great space for leisure, hobbies or others interests one may have. A newly plastered pool is located off the lanai area, completing the indoor-outdoor style of living. There is a large laundry room with interior access to the two car garage. A large yard is at the rear of the property offering calm landscaped spaces and a quiet and serene setting.

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Client Summary Report

Listings as of 01/27/12 at 10:42am

Active 09/12/11	Listing # 22156337 County: Los Angeles	2552 San Pasqual St Pasadena, CA 91107-5211 Cross St: E of Santa Anita	Map: 566, E5	Listing Price: \$1,175,000 Original Price: \$1,175,000
		Property Type	Residential	Property Subtype
		Area	Pasadena (SE)	Single Family
		Beds	3	Approx Square Feet
		Baths(FTHQ)	3 (1 1 1 0)	2573 Public Records
		Year Built	1969	Price/Sq Ft
		Tax ID	5331002051	\$456.67
		DOM/CDOM	137/137	Lot Sq Ft(approx)
				8490 ((Public Records))
				Lot Acres (approx)
				0.195

[Additional Pictures](#)

School District San Marino Unified

Assoc Dues #1 \$0.00

Directions East of Santa Anita/ West of San Gabriel. The home is on the South side of the street, located down a private road off of San Pasqual.

Marketing Remark SAN MARINO SCHOOLS -Designed by Architect Louis E. Rodwell for himself & his family in 1969, this unique home has many architectural details throughout. Arched entry, decorative arched door from former estate. Skylight designed to accommodate rare & valuable chandelier from Raymond Hill Hotel - circa 1900. Living room w/ parquet floors & a custom made Italian marble fireplace, cathedral ceilings w/ white-washed wood beamed ceiling, doors that lead to two separate patios. The formal dining room features 11 ft. double doors to living room, and a Belgian crystal chandelier from Lucky Baldwin's daughter's estate. The study has built-in book cases, cathedral ceiling, & doors leading to private patio. An inviting family room features natural wood cathedral ceiling and an informal dining area with doors to patios and gardens. The master bedroom suite with bathroom, unique round shaped shower with custom tiles. Two additional bedrooms, both with built-in desk areas, open to private patios.

Active 01/23/12	Listing # 22160614 County: Los Angeles	536 Bradford St Pasadena, CA 91105-2409 Cross St: Grand Ave.	Map: 565, G6	Listing Price: \$1,650,000 Original Price: \$1,650,000
		Property Type	Residential	Property Subtype
		Area	Pasadena (SW)	Single Family
		Beds	3	Price/Sq Ft
		Baths(FTHQ)	3 (2 1 0 0)	\$
		Year Built	1925	Lot Sq Ft(approx)
		Tax ID	5718005028	11586 ((Public Records))
		DOM/CDOM	4/4	Lot Acres (approx)
				0.266

[Additional Pictures](#)

School District Pasadena Unified

Assoc Dues #1 \$0.00

Marketing Remark This lovely 1925 two-story Mediterranean, located in the highly desirable southwest section of Pasadena, has been tastefully updated both inside and out. With hardwood and tile flooring, arched doorways, and high ceilings, this home offers charm and sophistication with the added bonus of fantastic indoor-outdoor California living. The rear gardens, designed by Mark Berry, are incredibly lush and include a pool, spa, two terraces, and a Tea House. Since the recent remodel by David Serrurier the following items have been added: wine refrigerator in the kitchen, stereo speaker system, wrought iron security gate, foundation bolting, security system, and newer garage door opener.

Presented By:	Phyllis S Harb Lic: 084008750 Primary: 818-790-7325 Secondary: 818-790-7325 Other: 818-952-6639 E-mail: phyllis@realtorharb.com Web Page: http://www.RealtorHarb.com	Prudential California Realty Lic: 827 Foothill Blvd. La Canada, CA 91011 818-790-8300 See our listings online: rickbonyadi@attglobal.net
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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 10:42am

Active 01/16/12	Listing # 22160387 County: Los Angeles	527 California Ter Pasadena, CA 91105-2420 Cross St: California	Map: 565, F6	Listing Price: \$850,000 Original Price: \$850,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Pasadena (SW)		
	Beds	3	Approx Square Feet	1792 Public Records
	Baths(FTHQ)	3 (1 1 1 0)	Price/Sq Ft	\$474.33
	Year Built	1908	Lot Sq Ft(approx)	7018 ((Public Records))
	Tax ID	5714024021		
	DOM/CDOM	11/11	Lot Acres (approx)	0.161

[Additional Pictures](#)

School District Pasadena Unified

Assoc Dues #1 \$0.00

Marketing Remark This 3 bedroom, 3 bath Cottage has been freshly painted and sits among other charming homes on one of Pasadena's most desirable streets. In 1977, an upstairs master suite was added, along with a family room and dining area. There are hardwood floors, lovely windows, French doors, two fireplaces, and a private rear garden and brick patio.

Active 09/06/11	Listing # 22156103 County: Los Angeles	465 Sequoia Dr Pasadena, CA 91105-2161 Cross St: Glennullen and Sequo	Map: 565, E6	Listing Price: \$739,000 Original Price: \$798,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Pasadena (SW)		
	Beds	3	Approx Square Feet	1500 Public Records
	Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$492.67
	Year Built	1950	Lot Sq Ft(approx)	5920 ((Public Records))
	Tax ID	5709032016		
	DOM/CDOM	143/143	Lot Acres (approx)	0.136

[Additional Pictures](#)

School District Pasadena Unified

Assoc Dues #1 \$0.00

Directions Ave 64 to Glennullen. Glennullen to Sequoia.

Marketing Remark Views! This beautifully remodeled 3B/2B retreat, secluded and nestled in the San Rafael Hills area of Pasadena with awesome views. Kitchen remodel with Maple/wheat stain cabinets, top of the line appliances, verde butterfly granite counters w/ island seating. Master bedroom has separate entrance as well as interior access. Wood floors, electrical and plumbing upgrades, new roof and deck end of 2009. Two car garage, spacious tiled patio, jacuzzi and fire pit.

	Presented By:	Phyllis S Harb Lic: 084008750 Primary: 818-790-7325 Secondary: 818-790-7325 Other: 818-952-6639	Prudential California Realty Lic: 827 Foothill Blvd. La Canada, CA 91011 818-790-8300
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U.S. Patent 6,910,045



Client Summary Report

Listings as of 01/27/12 at 10:42am

Active 10/26/11	Listing # 22158111	960 Ellington Ln Pasadena, CA 91105-2743		Listing Price: \$900,000
	County: Los Angeles	Cross St: La Loma & Laguna Roa		Original Price: \$950,000
			Map: 565, F7	
	Property Type	Residential	Property Subtype	Single Family
	Area	Pasadena (SW)		
	Beds	3	Approx Square Feet	2664 Public Records
	Baths(FTHQ)	4 (3 0 0 1)	Price/Sq Ft	\$337.84
	Year Built	1964	Lot Sq Ft(approx)	14470 ((Public Records))
	Tax ID	5716004004		
	DOM/CDOM	93/527	Lot Acres (approx)	0.332

[Additional Pictures](#)

School District Pasadena Unified

Assoc Dues #1 \$0.00

Marketing Remark This wonderful 60's house is located on a quiet cul-de-sac off Laguna Road. This unique house offers a tree house feeling with fabulous tree top views from just about every window. Fresh paint, an abundance of windows & sliding glass doors that allow lots of natural light and a indoor/outdoor feeling. Updated kitchen & baths. Fireplace in family room also enjoyed from the living & dining areas. Skylights, small stydy with built-in book shelves, patios off just aout every room in the house. professionally landscaped terraced yard that offers verdant vistas and wonderful sunsets. Easy access to LA proper and surrounding areas.

Active 12/06/11	Listing # 22159228	268 Wigmore Dr Pasadena, CA 91105-3337		Listing Price: \$2,875,000
	County: Los Angeles	Cross St: Orange Grove		Original Price: \$2,875,000
			Map: 565, G7	
	Property Type	Residential	Property Subtype	Single Family
	Area	Pasadena (SW)		
	Beds	4	Approx Square Feet	5276 Seller
	Baths(FTHQ)	5 (5 0 0 0)	Price/Sq Ft	\$544.92
	Year Built	1920	Lot Sq Ft(approx)	25788 ((Public Records))
	Tax ID	5719008010		
	DOM/CDOM	52/119	Lot Acres (approx)	0.592


[Additional Pictures](#)

School District Call L/O

Assoc Dues #1 \$0.00

Directions East of Orange Grove, South of California

Marketing Remark "La Posada", the quintessential Reginald Johnson deigned Spanish Colonial, is now available. Built in 1920 for industrialist and champion polo player James Wigmore, this special property has been lovingly restored and is looking for a reverent owner. Located on a private drive in Pasadena's South Orange Grove estate area, this pedigreed home still flows with the elegant rhythm of a simpler time. Walking past its spectacular cast stone entrance, La Posada leads you from possibility to possibility..Perhaps a enchanting garden party on the verdant and sprawling lawn, possibly a friendly fireside talk with the coffered wood ceiling and Spanish tile adding warmth to the flames, maybe a familial recipe handed down from generation to generation coming alive in the gourmet kitchen, definitely a playful splash from the lap pool accompanying laughter on a summer day. It's time to come home.....Posada [po-sah'-dah] >Noun: Home, Dwelling-House.

 <p>Presented By:</p> <p>January 2012</p>	<p>Phyllis S Harb Lic: 084008750 Primary: 818-790-7325 Secondary: 818-790-7325 Other: 818-952-6639</p> <p>E-mail: phyllis@realtorharb.com Web Page: http://www.RealtorHarb.com</p>	<p>Prudential California Realty Lic: 827 Foothill Blvd. La Canada, CA 91011 818-790-8300</p> <p>See our listings online: rickbonyadi@attglobal.net</p>
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U.S. Patent 6,910,045



Client Summary Report

Listings as of 01/27/12 at 10:42am

Active 12/26/11	Listing # 22159716	84 Club Rd Pasadena, CA 91105-1410	Map: 565, E5	Listing Price: \$1,150,000
	County: Los Angeles	Cross St: Colorado Blvd.		Original Price: \$1,150,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Pasadena (SW)		
	Beds	4	Approx Square Feet	2825 Public Records
	Baths(FTHQ)	4 (3 0 0 1)	Price/Sq Ft	\$407.08
	Year Built	1937	Lot Sq Ft(approx)	16680 ((Public Records))
	Tax ID	5715010018		
	DOM/CDOM	32/92	Lot Acres (approx)	0.383

[Additional Pictures](#)

School District Pasadena Unified

Assoc Dues #1 \$0.00

Directions

Off of Colorado

Marketing Remark This unique Streamline Moderne was architecturally designed by Lawrence Test in 1937. Situated on a desirable street in San Rafael and on a 16,679 sf lot. The first floor features entry, powder room, formal dining room with sliding doors opening to patio, kitchen with breakfast nook, bedroom, bath and laundry. The second level has three bedrooms and two baths, a living room with fireplace and large picture window that looks out to verdant vistas of San Rafael and the San Gabriel mountains. A very private multi-level backyard.

Presented By:



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January 2012

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