


# Client Summary Report

**Open House** 01/29/12 to 01/29/12 **Property Type** Residential **Include Property Subtype** Single Family **ZIP Codes** 91214, 91020 **Status** Active  
 Listings as of 01/27/12 at 10:39am

<b>Active</b> 12/22/11	<b>Listing #</b> 22159675 <b>County:</b> Los Angeles	<b>3653 3rd Ave Glendale, CA 91214-2437</b> <b>Cross St:</b> Lauderdale, South of	<b>Map:</b> 504, D7	<b>Listing Price:</b> \$399,400 <b>Original Price:</b> \$439,100
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
	<b>Area</b>	La Crescenta/Glen-Mo	<b>Approx Square Feet</b>	825 Public Records
	<b>Beds</b>	2	<b>Price/Sq Ft</b>	\$484.12
	<b>Baths(FTHQ)</b>	2 (1 0 1 0)	<b>Lot Sq Ft(approx)</b>	3997 ((Public Records))
	<b>Year Built</b>	1948	<b>Lot Acres (approx)</b>	0.092
	<b>Tax ID</b>	5604024029		
	<b>DOM/CDOM</b>	36/36		


[Additional Pictures](#)

**School District** Call L/0

**Assoc Dues #1** \$0.00

**Directions** 210 West, Exit Pennsylvania North to Foothill, Left to Lauderdale, Left on 3rd.

**Marketing Remark** Inviting Updated Home features sunlit open floor plan, livingroom/dining room with rich dark hardwood floors, new kitchen with new cabinets, Caesarstone countertops, stainless appliances and modern fixtures, Updated baths, Two bedrooms, One bedroom with built-ins and French door leading to patio, new central ac/heat, tankless water heater, enclosed laundry with appliances, new plumbing and electrical systems, new windows and new modern lighting fixtures throughout. Backyard also showcases conveniences of modern living, private enclosed yard with patio and BBQ, garage has been updated and can be used for creative purposes.

<b>Active</b> 01/03/12	<b>Listing #</b> 22159717 <b>County:</b> Los Angeles	<b>4431 Dunsmore Ave La Crescenta, CA 91214-2503</b> <b>Cross St:</b> Second Street	<b>Map:</b> 504, E7	<b>Listing Price:</b> \$599,000 <b>Original Price:</b> \$599,000
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
	<b>Area</b>	La Crescenta/Glen-Mo	<b>Approx Square Feet</b>	2203 Public Records
	<b>Beds</b>	3	<b>Price/Sq Ft</b>	\$271.90
	<b>Baths(FTHQ)</b>	3 (1 2 0 0)	<b>Lot Sq Ft(approx)</b>	4012 ((Public Records))
	<b>Year Built</b>	1930	<b>Lot Acres (approx)</b>	0.092
	<b>Tax ID</b>	5604024016		
	<b>DOM/CDOM</b>	24/24		


[Additional Pictures](#)

**School District** Glendale Unified

**Assoc Dues #1** \$0.00

**Directions** Foothill Blvd to Dunsmore. South on Dunsmore.

**Marketing Remark** Enter a showcase home from years past, tastefully upgraded with a decorator palette and modern conveniences. Arts & Crafts elements in the home include chamfered ceilings, and five pairs of French doors that provide natural light. The house retains original details, including polished wide-grain Douglas fir floors, door and window hardware, and three fireplaces. The generous master bedroom enjoys a seating area, fireplace, balcony, updated full bath and views of the Verdugos and sunrises. The spacious kitchen and dining area boasts a raised open beam ceiling and is ideal for entertaining. A cozy family room/den downstairs is perfect for relaxing with the family, plus there is a large bedroom with fireplace and updated bath. Features include 5.2kw solar panels to virtually eliminate electric bills, new efficient A/C heat, updated wiring, copper plumbing, award-winning schools and 2-car garage. Mills Act potential; was featured in 2010 Sticks and Stones CV Heritage Home Tour.

<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: http://www.RealtorHarb.com	<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>
		
January 2012		

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U.S. Patent 6,910,045



# Client Summary Report

Listings as of 01/27/12 at 10:39am

<b>Active 01/20/12</b>	<b>Listing # 22160462</b>	<b>4302 Rosemont Ave Montrose, CA 91020-1130</b>		<b>Listing Price: \$430,000</b>
	<b>County: Los Angeles</b>	<b>Cross St: Altura</b>		<b>Original Price: \$430,000</b>
<b>Map: 534, G2</b>				
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
	<b>Area</b>	La Crescenta/Glen-Mo		
	<b>Beds</b>	2	<b>Approx Square Feet</b>	1577 Public Records
	<b>Baths(FTHQ)</b>	2 (1 0 1 0)	<b>Price/Sq Ft</b>	\$272.67
	<b>Year Built</b>	1947	<b>Lot Sq Ft(approx)</b>	6399 ((Other))
	<b>Tax ID</b>	5810005020		
	<b>DOM/CDOM</b>	7/7	<b>Lot Acres (approx)</b>	0.147


[Additional Pictures](#)

**School District** Glendale Unified

**Assoc Dues #1** \$0.00

**Directions** Home is on the North-East corner of Rosemont and Altura.

**Marketing Remark** Incredible opportunity to live in Montrose! Wonderful light filled corner property with many mature fruit trees and mountain views. Great location and close to numerous markets, restaurants, shopping, freeways and schools. The home is two bedrooms and one and a half baths with a large living room, dining room, laundry room, large kitchen and breakfast nook. It also has a great covered patio for entertaining and a detached garage. The house is 1,577 square feet and the lot size is 6,399 square feet.

<b>Active 01/20/12</b>	<b>Listing # 22160529</b>	<b>3110 Brookhill St La Crescenta, CA 91214-1901</b>		<b>Listing Price: \$519,000</b>
	<b>County: Los Angeles</b>	<b>Cross St: Pennsylvania</b>		<b>Original Price: \$519,000</b>
<b>Map: 504, F6</b>				
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
	<b>Area</b>	La Crescenta/Glen-Mo		
	<b>Beds</b>	2	<b>Approx Square Feet</b>	1673 Public Records
	<b>Baths(FTHQ)</b>	2 (2 0 0 0)	<b>Price/Sq Ft</b>	\$310.22
	<b>Year Built</b>	1947	<b>Lot Sq Ft(approx)</b>	6236 ((Public Records))
	<b>Tax ID</b>	5866001015		
	<b>DOM/CDOM</b>	7/7	<b>Lot Acres (approx)</b>	0.143

[Additional Pictures](#)

**School District** Glendale Unified


**ELEM** Valley View

**JRHG** Rosemont

**SRHG** Crescenta Vall

**Assoc Dues #1** \$0.00

**Marketing Remark** Nestled in the peaceful La Crescenta foothills is this charming and spacious traditional home. Don't let the room count fool you. The property has almost 1,700 square feet of livable space that includes a 600 square foot family room. In addition to the solid workmanship of its original 1947 construction, the home has been luxuriously upgraded sparing no expense. The gorgeous kitchen features granite countertops, travertine backsplash, and custom wood cabinetry. Luxury continues into the Master bedroom suite with carpeted oak hardwood floors, a blown glass chandelier, and embossed ceiling wallpaper. The inviting full master bathroom includes a soaking tub, a large seamless glass shower, and Toto toilet. This delightful home offers award winning schools, copper plumbing, central air/heat, newer composition shingle roof, automatic security driveway gate, a second driveway, automatic sprinklers, and copper rain gutters. Come see!

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