


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

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


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

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

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

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

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

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

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Client Summary Report

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

Active 12/30/11	Listing # F11164964 County: Los Angeles	1237 N Maryland Ave Glendale, CA 91207-1305 Cross St: Brand Blvd., South o	Map: ,	Listing Price: \$939,750 Original Price: \$959,750	
		Property Type	Residential	Property Subtype	Single Family
		Area	Rossmyn&Verdugo Wood		
		Style	Tudor		
		Beds	3	Approx Square Feet	2783 Builder
		Baths(FTHQ)	3 (3 0 0 0)	Price/Sq Ft	\$337.68
		Year Built	1938	Lot Sq Ft(approx)	11430 ((Public Records))
		Tax ID	5647005004		
		DOM/CDOM	28/28	Lot Acres (approx)	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

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

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

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