

Burbank Association of Realtors

Thursday, June 14, 2018

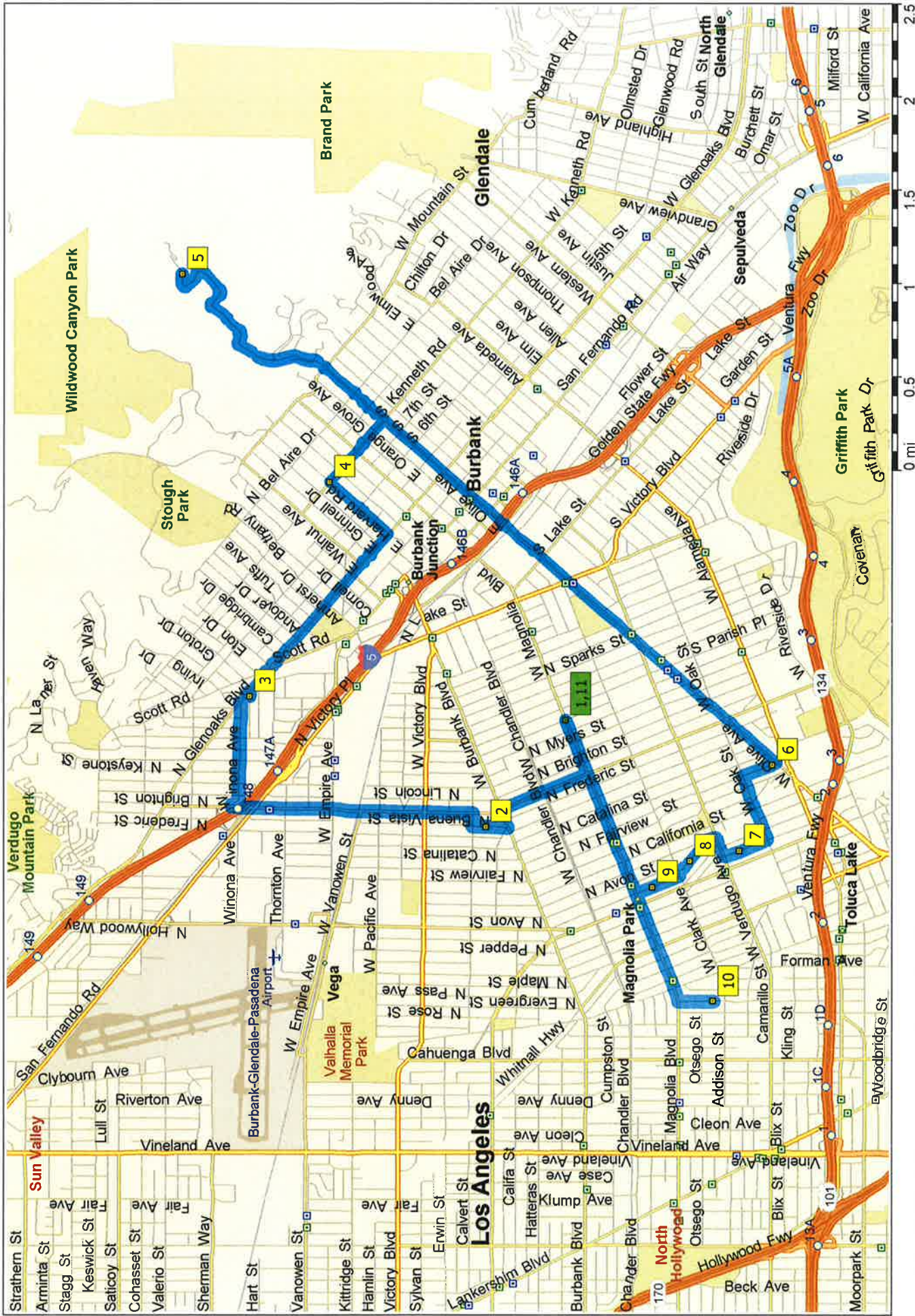
- 1.) **Start at BAOR: 2006 W Magnolia Blvd, Burbank, CA**
- 2.) **1323 N. Frederic St., Burbank CA 91505 \$734,500**
NEW (Agent Open)Kim Villalobos, RE/MAX Empower 3Bed/2Bath
Drawing: Starbucks gift card 818.694.1090
- 3.) **1829 Rosita Ave, Burbank CA 91504 \$679,000**
NEW (Agent Open)Barry Burnett, Barry Burnett Realty, Inc. 2Bed/1Bath
Lunch & Refreshments 818.720.8022
- 4.) **807 E. Harvard Rd., Burbank CA 91501 \$955,000**
RE-Caravan (Agent Open)Karen Medued, Compass 4Bed/3Bath
310.266.4236
- 5.) **1260 Country Club Dr., Burbank CA 91501 \$939,000**
NEW (Agent Open)The Foggs, Keller Williams 3Bed/2Bath
Lunch: Realtor Chicken 818.239.3512
- 6.) **124 N. Niagara, Burbank CA 91505 \$849,000**
NEW (Agent Open)Barry Burnett, Barry Burnett Realty, Inc. 3Bed/2Bath
Lunch & Refreshments 818.720.8022
- 7.) **529 N. Cordova St., Burbank CA 91505 \$995,000**
NEW (Agent Open)Kristin Neithercut, Pacific Union 3Bed/2Bath
Snacks 323.397.0800
- 8.) **721 N. Avon St., Burbank CA 91505 \$1,249,000**
RE-Caravan (Agent Open)Heather Boren, Estate Match Realty 3Bed/3Bath
Lunch 818.437.1266
- 9.) **926 N. Cordova St., Burbank CA 91505 \$1,075,000**
NEW (Agent Open)Kristin Neithercut, Pacific Union 4Bed/3.5Bath
Snacks 323.397.0800
- 10.) **850 N. Ford St., Burbank CA 91505 \$849,000**
NEW (Agent Open)Bob Fachetti, Keller Williams 2Bed/2Bath
Lunch 818.640.1538

OUT OF AREA

- 11.) **4404 S. Wilton Pl., Los Angeles CA 90062 \$528,800**
NEW (Agent Open)Lorri Seidensticker & Lara Hutchins, KW 5Bed/2Bath
Extended Hours: 1 pm 818.512.3809or818.527.2912

END: BAOR: 2006 W. Magnolia Blvd, Burbank CA 91606

6.14.18



2

1323 N Frederic, Burbank 91505



Listing ID: **BB18139366** St: **A**
 DOM: **3** Bath: **2/0,0,0**
 Lp: **\$734,500** Sqft: **1,144**
 Br: **3** Ac: **0.1492**
 Type: **SFR (D)** View: **Y** Lsqft: **6,500**
 Cooling: **Y** Heating: **Y** Yr Blt: **1939 (ASR)**
 Park/Gar: **Y/1**

Directions: **Burbank Blvd & Buena Vista**

Showing: **Please call Kim 818-694-1090**

Show Type: **Agent** Ba Comp: **2.5%**
 LA: **Kim Villalobos** SLC: **Standard**
 LA CalBRE: **00880450** COE Date:
 LA Contact: **818-694-1090**
 Office: **REMAX Empower**
 LO CalBRE: **01507986**

Property has 2 Parcel #'s and total lot square footage is approximate as there is a small difference between the plat map measurement & prop profile info. Buyer to complete their own investigations regarding house and lot square footage.

3

1829 Rosita Av, Burbank 91504



Listing ID: **BB18138793** St: **A**
 DOM: **2** Bath: **1/0,0,0**
 Lp: **\$679,000** Sqft: **953**
 Br: **2** Ac: **0.1373**
 Type: **SFR (D)** View: **Y** Lsqft: **5,979**
 Cooling: **Y** Heating: **Y** Yr Blt: **1942 (ASR)**
 Park/Gar: **/2**

Directions: **West of Glenoaks. South of Winona/ Irving. By Starbucks.**

Showing: **First showing Thursday, Broker Open. Vacant, Go Direct. SUPRA or Combo. Call for code if you need to use Combo.**

Show Type: **Agent** Ba Comp: **3%**
 LA: **Barry Burnnett** SLC: **Standard**
 LA CalBRE: **00989278** COE Date:
 LA Contact: **No Contact Available**
 Office: **Barry Burnnett Realty**
 LO CalBRE: **01363719**

First showing Thursday, Broker Open. Provide POF, FICO, Direct Pre-Approval and very strong Offer. Roof has wood shingle underlayment.

4

807 E Harvard Rd, Burbank 91501



Listing ID: **18330710** St: **A**
 DOM: **36** Bath: **2/1,0,0**
 Lp: **\$955,000** Sqft: **2,215**
 Br: **4** Ac: **0.18**
 Type: **SFR (D)** View: **Y** Lsqft: **7,840**
 Cooling: **Y** Heating: **Y** Yr Blt: **1926**
 Park/Gar: **Y/1**

Directions: **No of Kenneth Road, East of Olive**

Showing: **Go DirectSupra - go direct.**

Show Type: **Agent** Ba Comp: **2.5%**
 LA: **Karen Medved** SLC: **Standard**
 LA CalBRE: **01235215** COE Date:
 LA Contact: **310-266-4236**
 Office: **Compass**
 LO CalBRE: **01991628**

Buyer removed inspection contingency, could not remove loan approval. Property is held in a Trust and is being sold totally AS-IS. Sellers will not make any repairs, issue credits or reduce the price. Buyers to investigate square footage, permits & records on file with City of Burbank. Square footage estimates by REST Public (1700 plan measurements) 329 = guest house, 182 = guest house (left) Kitchenette in guest house may not be permitted. Price change due to previous sales price in multiple offers at \$955K.

5

1260 Country Club Dr, Burbank 91501



Listing ID: **BB18139737** St: **A**
 DOM: **5** Bath: **2/0,0,0**
 Lp: **\$939,000** Sqft: **1,566**
 Br: **3** Ac: **0.2067**
 Type: **SFR (D)** View: **Y** Lsqft: **9,004**
 Cooling: **Y** Heating: **Y** Yr Blt: **1930 (ASR)**
 Park/Gar: **Y/2**

Directions: **Above Sunset Canyon Rd.**

Showing: **FIRST SHOWINGS: CARAVAN: 6/14 @9:30AM - 12PM OPEN HOUSE: 6/17 @1PM - 4PM**

Show Type: **Agent** Ba Comp: **2.5%**
 LA: **David Fogg** SLC: **Standard**
 LA CalBRE: **01149065** COE Date:
 LA Contact: **8185242900**
 Office: **Keller Williams WMC**
 LO CalBRE: **01521876**

APN 1ST LOT: 5608-007-005 & APN 2ND LOT: 5608-007-004. PLEASE BE SURE TO INCLUDE BOTH LOT APN'S IN YOUR OFFER. Winning buyer will need to be cross qualify with sellers preferred lender: Jobe Whelan w/House America Financial #818-974-2183/jobehouseamericafinancial.com - NO EXCEPTIONS. Offers MUST be sent to: Escrows@TheFoggs.com and will be presented 7 days a week, 9am - 5pm. Please allow up to 3 hours for a confirmation of email response. Thank you for showing our listing!

6

124 N Niagara St, Burbank 91505



Listing ID: **BB18138737** St: **A**
 DOM: **2**
 Lp: **3** Bath: **2/0,0,0**
 Br: **3** SFR (D)
 Type: **Y**
 View: **N** Sqft: **1,510**
 Cooling: **N** Ac: **0.1539**
 Heating: **Y** Lsqft: **6,704**
 Park/Gar: **/2** Yr Blt: **1926 (ASR)**

Directions: **North of Olive Ave., between Alameda and Buena Vista.**

Showing: **First showing Thursday, 6/14 Broker Open. Vacant. Go Direct. SUPRA + Combo. Call for code if you need to use Combo. Will honor your relationships if you send people to Open Houses.**

Show Type: **Agent** Ba Comp: **2.5%** Probate Listing
 LA: CalBRE: **Barry Burnnett** SLC: **Standard**
 LA Contact: **009892278** COE Date:

Office: **No Contact Available**
 LO CalBRE: **Barry Burnnett Realty**

First showing Thursday, 6/14 Broker Open. Provide POF, FICO, Direct Pre-Approval, and very strong Offer. Use CAR Probate Form, but independently administered. Does not require Court Confirmation! Asking price is absolute minimum bid. AS-IS, WHERE IS. Spa motor works, heater condition unknown.

7

529 N Cordova St, Burbank 91505



Listing ID: **18351542** St: **A**
 DOM: **3**
 Lp: **3** Bath: **1/1,0,0**
 Br: **3** SFR (D)
 Type: **N** Sqft: **1,622**
 View: **N** Ac: **0.1359**
 Cooling: **Y** Lsqft: **5,832**
 Heating: **Y** Yr Blt: **1947**
 Park/Gar: **Y/**

Directions: **South of Verdugo, East of N Hollywood Way. North of Oak**

Showing: **Call listing agent.**

Show Type: **Kristin Neithercut** Ba Comp: **2.5%** Standard
 LA: CalBRE: **02003278** SLC: **Standard**
 LA Contact: **323-397-0800** COE Date:

Office: **Pacific Union International**
 LO CalBRE: **01396547**

AGENT COMMISSION INCREASED TO 2.5%!!! For offer submission, please email kristinn@pacunionla.com with offer, pre-approval & proof of funds. Buyer to verify ALL MLS info, including but not limited to, permits and uses, bed/bath counts, all property square footage, schools and enrollment availability. Seller makes no guarantees or warranties.

8

721 N Avon St, Burbank 91505



Listing ID: **SR18117069** St: **A**
 DOM: **26**
 Lp: **3** Bath: **3/0,0,0**
 Br: **3** SFR (D)
 Type: **N** Sqft: **2,042**
 View: **Y** Ac: **0.1613**
 Cooling: **Y** Lsqft: **7,025**
 Heating: **Y** Yr Blt: **1938 (ASR)**
 Park/Gar: **/2**

Directions: **Take W Oak Street to N Avon Street from 134 Freeway**

Showing: **Supra installed and the property is vacant go direct. Easy to show. Please feel free to text or call Agent with any questions (818) 437-1266.**

Show Type: **Agent. See Remarks** Ba Comp: **2.5%** Standard
 LA: **Heather Boron** SLC: **Standard**
 LA CalBRE: **01756392** COE Date:

Office: **Estate Match Realty**
 LO CalBRE: **01960266**

Please submit all offers including Buyer pre-approval letter, FICO scores, and proof of funds to heather@estatematchrealty.com. Tax assessor shows 1,019 square feet 2 bedroom and 1 bathroom; however, square footage and bed/bath entered is per Seller's permitted addition. See supplemental document for permit information. Buyer to verify all MLS information, including but not limited to permits, bed/bath, square footage, and school district. Seller holds a CA real estate license.

9

926 N Cordova St, Burbank 91505



Listing ID: **18351846** St: **A**
 DOM: **6**
 Lp: **4** Bath: **3/0,1,0**
 Br: **4** SFR (D)
 Type: **N** Sqft: **2,354**
 View: **N** Ac: **0.1438**
 Cooling: **Y** Lsqft: **6,264**
 Heating: **Y** Yr Blt: **1929**
 Park/Gar: **Y/**

Directions: **South of Magnolia, East of N. Hollywood Way. North of Verdugo**

Showing:

Show Type: **Kristin Neithercut** Ba Comp: **2.5%** Standard
 LA: CalBRE: **02003278** SLC: **Standard**
 LA Contact: **323-397-0800** COE Date:

Office: **Pacific Union International**
 LO CalBRE: **01396547**

Tax assessor shows 1,954 sq ft Main House. Square footage posted in the mls includes guesthouse off the garage. Main house is 3 bed/2.5 bath. Guest house is 400 sq ft. 1 bed/1bath. Solar Panel system in a lease that can be transferred to the new buyer. Fireplace to be considered decorative. For offer submission, please email kristinn@pacunionla.com with offer, pre-approval & proof of funds. Buyer to verify ALL MLS info, including but not limited to, permits and uses, bed/bath counts, all property square footage, schools and enrollment availability. Seller makes no guarantees or warranties.

850 N Ford St, Burbank 91505




Listing ID: **BB18133804** St: **A**
 DOM: **5** Bath: **2/0,0,0**
 Lp: **\$849,000** Br: **2** Sqft: **1,475**
 Type: **SFR (D)** View: **N** AC: **0.1492**
 Cooling: **Y** Heating: **Y** Lsqft: **6,498**
 Park/Gar: **Y/2** Yr Bit: **1947 (ASR)**

Directions: **Magnolia Blvd, south on Ford Street**

Showing: **By appointment only. Do not disturb homeowners. Call listing agent**

Show Type: **Agent, See Remarks** Ba Comp: **2.5%**
 LA: **Bob Facchetti** SLC: **Standard**
 LA CalBRE: **00669822** COE Date:
 LA Contact: **818-640-1538**
 Office: **Keller Williams.WMC**
 LO CalBRE: **01521876**

4404 S Wilton Pl, Los Angeles 90062



Listing ID: **318002281** St: **A**
 DOM: **2** Bath: **2/0,0,0**
 Lp: **\$528,800** Br: **5** Sqft: **1,225**
 Type: **SFR (D)** View: **N** AC: **0.1194**
 Cooling: **N** Heating: **N** Lsqft: **5,203**
 Park/Gar: **/0** Yr Bit: **1911 (ASR)**

Directions:

Showing: **Call Listing Agent, Call First, See Remarks. Text/Call Lorna at (818) 512-3809 to confirm appointment.**

Show Type: **Lara Hutchins** Ba Comp: **2.5%**
 LA: **01930111** SLC: **Standard**
 LA CalBRE: **818-512-3809** COE Date:
 Office: **Keller Williams Realty Encino-**
 LO CalBRE:

EZ2Ch Text/Call to Confirm Showing! (818) 512-3809. Realtist shows 3Bed, 1Bath; Buyer to Verify Bed/Bath Count, SqFt, & permits, Broker and Broker's Agents do not represent or guarantee square footage, bedroom/bathroom count, lot size or lot dimensions. Text/Call LA for questions. Please send all offers to LovelvelA@gmail.com with POF & pre-Approval Letter. Please cross qualify with EquitySmart Home Loans at (818) 687-0282.

**Looking for a certain affiliate?
Here is our list of categories of
Affiliates for 2018!**



SERVING THE COMMUNITY SINCE 1922

Attorney			
Barry	Ross	Barry Ross - The Real Estate Attorney/Mediator	(818) 840-0950
John	Gerro	Law Offices of John M. Gerro	(818) 840-0000
Jason	Barth	Law Offices of John M. Gerro	(818) 840-0000
Closing Gifts			
Deanna	Scortino	Cutco Closing Gifts	(323) 687-8287
Consulting			
Ray	Adams	Real Estate Consultant	(818) 557-8324
Disclosure			
Jodi	Johnston	Premier Natural Hazard Disclosures	(818) 621-9381
Stephanie	Storvis	Disclosure Source	(818) 943-7568
Energy			
Nick	Keshishyan	Green Conception	(818) 378-1113
Environmental Consulting			
Jason	Anderson	Quantum Environmental Testing	(800) 839-9195

Escrow

Charlee	Sanchez	Glen Oaks Escrow	(818) 845-7201
Meri	Fernanyan	North Hills Escrow	(818) 956-9000
Shelley	Valencia	Glen Oaks Escrow	(818) 502-0400
Marcia	Amoroso	Escrow Inc.	(818) 841-9400

Home Staging

Lilly	Menjivar	Spaces by Design	(818) 462-4616
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Home Warranty

Sue	O'Hearn	American Home Shield	(626) 372-2922
Stephanie	Storvis	Fidelity National Home Warranty	(818) 943-7568
Stephanie	LaPorte	Old Republic Home Protection	(800) 445-6999
Maria	Howard	Old Republic Home Protection	(800) 282-7131
Kyle	Hickman	Old Republic Home Protection	(626) 484-0846

Inspection

John	La Rocca	LaRocca Inspection Assoc. Inc.	(818) 951-1795
Theresa	Gonzalez	Metro Retrofitting Inc.	(818) 340-3060
John	Laforme	Home Inspection Authority	(800) 950-8184

Insurance

Vito	Paoletta	Paoletta Insurance Agency	(818) 842-2588
Roger	Smith	The Benefits Store Inc.	(800) 446-2663

Lender/Mortgage

Michael	Lutchenkov	Magnum Capital LLC	(818) 438-1323
Katherine	Hatch	The Mortgage Group	(818) 556-6500
Mary	Swift	The Mortgage House	(818) 227-0922
Sharon	Wilson	Burbank City Mortgage Services	(818) 524-1679
Linda	Roberts	Wells Fargo Home Mortgage	(818) 422-6567

William	Evans	Open Mortgage	(818) 259-2975
Robert	Tchamkertenian	Movement Mortgage	(818) 970-6972
Anthony	Carusa	Logix Federal Credit Union	(818) 565-2661
Daniel	Prystupa	Peoples Home Equity	(818) 303-6355
Hovik	Shahinian	New American Funding	(818) 808-7790
Brendon	Doyle	California Credit Union	(323) 993-2201
Desolina	Avila	Wells Fargo	(626) 254-2429
Grace	Farenbaugh	MMC Lending	(818) 398-7170
Gary	Hatch	The Mortgage Group	(818) 489-3395
Joshua	Sun	Prime Lending	(858) 216-6091
Sarkis	Oganyan	Prime Lending	(818) 310-0955
Ryan	Kleis	Reverse Mortgage Educators	(888) 242-5959
Natalie	Worsham	Logix Federal Credit Union	(323) 513-3471
Robert	Trujillo	New American Funding	(310) 409-2148
Del	Londono	Centric Financial Services	(818) 249-7800
Dana	Goodman	Wintrust Mortgage	(818) 650-5566
Robert	Rondou	Wintrust Mortgage	(818) 486-4050
Alex	Estrin	Castle and Cooke Mortgage	(323) 715-7705
Alex	Melgarejo	First Bank	(805) 791-5454
Julie	Davis	US Bank Home Mortgage	(818) 813-2443
Flora	Dewletian	Fairway Independent Mortgage	(818) 626.6000
Henrik	Bandari	Banrock Financial Inc.	(818) 599-3161

Martial Arts

Kyle	Billingsley	Burbank Pa Kua Martial Arts and Health	(818) 653-6244
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Moving

Paul	Kenck	T.L.C. Moving Services	(818) 547-5749
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Notary Public

Barbara	Williams	Notary Public	(818) 843-8764
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Painting

Joel Segundo Extra Care Custom Painting (818) 425-6434

Photography

Erick Amirkhanian Klikarts Photography & Virtual Tours (818) 416-7547
Ronald Fabienke Ron Fabienke (818) 954-9499

Research/Geology/Land

Jason Hellawell Property I.D. (800) 626-0106

Title Company

Eric Avalos Equity Title (800) 311-4549
Raul Contreras Old Republic Title (800) 228-4853
Jodi Borelli Chicago Title (818) 624-7203
Lisa Matzner Orange Coast Title Company (800) 281-0887
Mary Pendleton Equity Title (800) 373-7500
Vahe Mirzaian Priority Title (818) 689-6400
Aline Habeshian Priority Title (800) 821-8685
Lou Morreale Pacific Coast Title Company (818) 808-8466

Water Consultant

Harvey Branman Kangen Water World (818) 954-9294

Wine

Anne-Marie Osgood Direct Cellars (323) 252-8354



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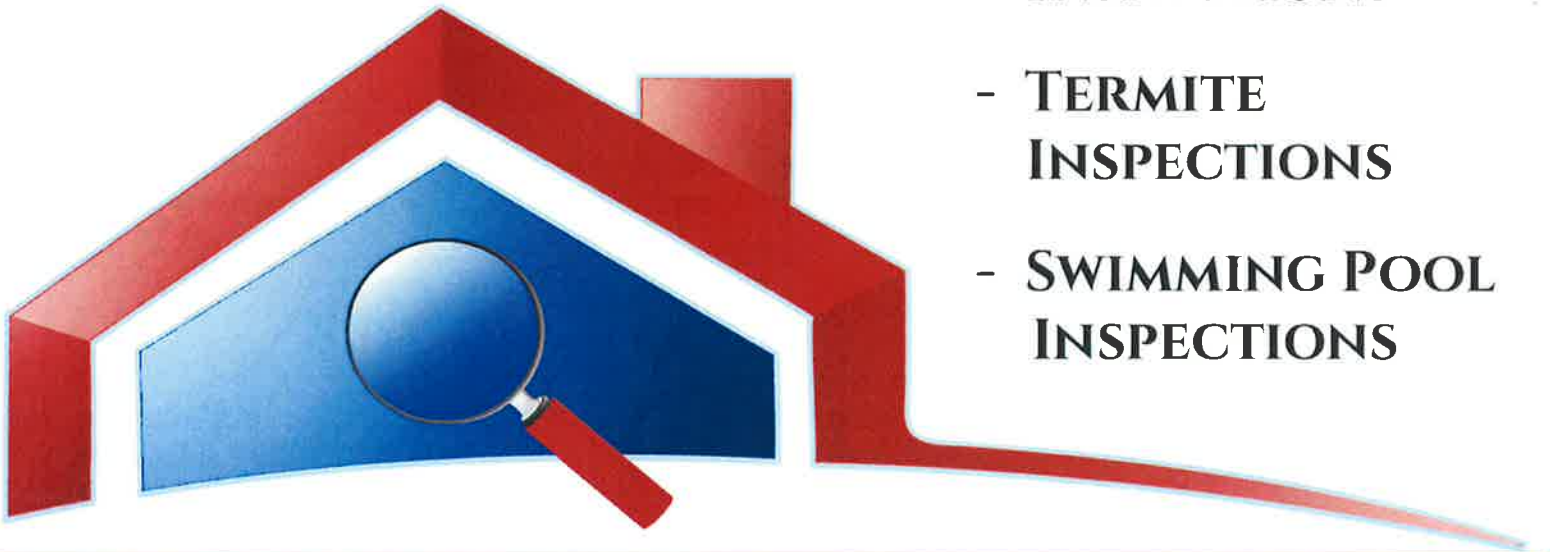
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