

Glendale Real Estate News



ALBERT HAIRAPETIAN

Your Real Estate Consultant For Life!

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Rossmoyne • Woodlands • Oakmont CC • Royal Cyn • Sparr Heights • Montecito Park • Emerald Isle • Chevy Chase • Glenoaks Cyn • College Hills • Rancho S.R. • NW Glendale

Our New Home is Ready for an Explosive Year!

2014 is off to a great start as we've been averaging at least a listing or sale every other day. A lot happened during the course of last year and I'm really excited about the year ahead of us. After nearly 17 years of practicing real estate, we finally moved into our very own corner office building at 3500 N. Verdugo Road. My dream was to always own my own office building, and it finally became a reality a couple of months ago!

With nearly 6,000 square feet of space, the entire building needed a complete makeover. 15 exciting months after buying and renovating it from floor to ceiling on both floors, we finally moved in. We converted it into a state of the art office building that's completely "green", full of expansion opportunities and best of all...centrally located!

We will be having our GRAND OPENING on February 27, 2014 and would be delighted to see you there. There will be food, music, dancing, prizes and much more.

Thanks again for your support throughout all these years. We really look forward to moving more families in the years to follow from our new home on Verdugo Road! See you soon....



Albert, Mania, Joey (4 1/2) & Nicole (2 1/2)

The Hairapetian Family is GROWING Once Again!!!

Mania and I are delighted to announce that we are expecting our 3rd child this May!!! We're thrilled and invite you to be a part of this excitement. Check out www.Arriving2014.com for the latest on Mania's pregnancy, photos, and much much more...

We decided to discover the sex on the day he/she is born. So, to add more fun, we're going to give away \$300 to one lucky winner who can guess the correct gender before "Delivery Day"!

More details to follow.....

www.Arriving2014.com



91201 & 91202 Northwest Glendale

of Homes for Sale: 22
 # of Homes In Escrow: 28

SOLD 4Bd/3Ba \$560,000

 630 Palm Drive

SOLD 2Bd/2Ba \$594,000

 230 Jesse Avenue

SOLD 4Bd/3Ba \$625,000

 1238 Dorothy Drive

SOLD 3Bd/2Ba \$649,000

 1338 Sonora Avenue

SOLD 3Bd/2Ba \$649,000

 1417 El Miradero Avenue

SOLD 3Bd/2Ba \$651,000

 1316 Justin Avenue

SOLD 3Bd/2Ba \$715,000

 1339 Bruce Avenue

SOLD 3Bd/2Ba \$729,300

 1418 Norton Avenue

SOLD 3Bd/2Ba \$940,000

 859 W. Kenneth Road

SOLD 3Bd/3Ba \$960,000

 815 W. Mountain Street

SOLD 3Bd/2Ba \$1,300,000

 867 W. Mountain Street

	Price	Days on Market
Average Listed Single Family Home:	\$829,495	67
Average SOLD Single Family Home:	\$717,772	52
Average Listed Condo/Townhome:	\$374,678	48
Average SOLD Condo/Townhome:	\$349,340	35

Full Active Listings, Pictures & Details at www.91201.com & www.91202.com

SOLD 2Bd/1Ba \$500,000

 410 Canyon Drive

SOLD 4Bd/3Ba \$630,000

 1808 E. Glenoaks Blvd.

SOLD 3Bd/2Ba \$682,500

 701 Glenmore Blvd.

SOLD 3Bd/2Ba \$720,000

 3314 Emerald Isle

91206
 Chevy Chase, Emerald Isle,
 Glenoaks Canyon, College
 Hills, & others

SOLD 3Bd/2Ba \$760,000

 837 Ridge Drive

SOLD 3Bd/3Ba \$800,000

 2926 Graceland Way

SOLD 4Bd/3Ba \$810,000

 741 Luton Drive

SOLD 3Bd/3Ba \$905,000

 1042 Thornwood Street

of Homes for Sale: 8
 # of Homes In Escrow: 16

SOLD 4Bd/3Ba \$1,049,000

 1140 Avonoak Terrace

SOLD 5Bd/5Ba \$1,590,000

 2535 E. Chevy Chase Drive

SOLD 5Bd/5Ba \$2,300,000

 430 Coutin Lane

	Price	Days on Market
Average Listed Single Family Home:	\$948,250	89
Average SOLD Single Family Home:	\$796,572	53
Average Listed Condo/Townhome:	\$351,945	52
Average SOLD Condo/Townhome:	\$366,412	40

Full Active Listings, Pictures & Details at www.91206.com

Marketing with Arbitrage



- Elegant Brochures / Literature
- Professional Photography Session
- Custom Publication in Various Sources
- Exclusive Seller Representation
- Exclusive Buyer Representation
- Lifetime use of our Moving Truck
- Maximized Internet Presence
- Weekly Feedback Report

(818) 244-2939 Call NOW for a private consultation



YOUR HOME **SOLD GUARANTEED OR I'LL BUY IT!**

The Hairapetian Home Selling Team offers the ONLY immediate buyout program for home sellers in your area. We'll tee up an offer for your home within 72 hours after seeing it. Your "mulligan" is guaranteed!

No tricks, no gimmicks. We'll agree on the price and if we can't sell your home, we will buy it. **GUARANTEED!**

Find out more by calling our 24-Hour Recorded Hotline at **800-522-1803 Ext. 3185**

FIND ALL THE KEYS AND WIN \$100

We're excited about our new office and wanted to share the excitement with you. Find all the hidden keys and get a chance to win \$100. Simply log onto www.100DollarContest.com and log in your answer. There will be a lottery and one lucky winner will be announced on February 28, 2014. **Submit your answer online --- GOOD LUCK!**

www.100DollarContest.com



Albert's Kitchen

Visit www.AlbertsKitchen.com to check out some of our favorite recipes in town. Whether it's from Albert's own kitchen or from your neighbor's home, we have it all in there. From American to some of the most authentic meals cooked in your neighbors home. Want to share your secret recipe? Email it (along with a picture) to recipe@albertskitchen.com.

www.AlbertsKitchen.com

This representation is based in whole or in part on data supplied by the Glendale Association of REALTORS® d/b/a i-Tech MLS. This information is deemed reliable but neither the Association nor

...sarily sold any or all properties noted in the publication. Data maintained by the Association, or its MLS may not reflect all real estate activity in the market. This representation covers the period of 10/01/2013 through 01/31/2014.

91207

Rossmoyne, Rimcrest, Old Phillips, Greenbriar, Melwood & Others

SOLD 3Bd/1Ba **\$635,000**

1130 N. Cedar Street

SOLD 2Bd/2Ba **\$712,000**

1346 Carmen Drive

SOLD 3Bd/2Ba **\$745,000**

1201 Geneva Street

SOLD 2Bd/2Ba **\$805,000**

1558 Glenmont Drive

SOLD 3Bd/2Ba **\$825,000**

1225 Moncado Drive

SOLD 3Bd/3Ba **\$900,000**

1441 Greenbriar Road

SOLD 5Bd/2Ba **\$1,205,000**

539 E. Mountain Street

SOLD 3Bd/3Ba **\$1,275,000**

1516 Remah Vista

SOLD 7Bd/4Ba **\$1,295,000**

929 Chudleigh Lane

SOLD 4Bd/3Ba **\$1,410,000**

1356 Doverwood Drive

SOLD 4Bd/4Ba **\$1,550,000**

1745 Melwood Drive

SOLD 3Bd/2Ba **\$733,500**

1102 Dolorita Avenue

of Homes for Sale: **20**
 # of Homes In Escrow: **20**

Price Days on Market
\$111,000 0

Average Listed Single Family Home:
 Average **SOLD** Single Family Home:
 Average Listed Condo/Townhome:
 Average **SOLD** Condo/Townhome:
 Full Active Listings, Pictures & Details at www.91206.com

91208
 Oakmont, Woodlands, Rancho San Rafael, Sparr Heights, Montecito Park, & Others

SOLD 4Bd/2Ba **\$677,000**

1811 Canada Blvd.

SOLD 3Bd/3Ba **\$727,000**

850 Calle La Primavera

SOLD 3Bd/2Ba **\$733,500**

1102 Dolorita Avenue

SOLD 4Bd/3Ba **\$784,500**

1611 Virden Drive

of Homes for Sale: **18**
 # of Homes In Escrow: **17**

SOLD 3Bd/3Ba **\$795,000**

1414 Colina Drive

SOLD 3Bd/2Ba **\$850,000**

1361 Greenmont Drive

SOLD 3Bd/2Ba **\$855,000**

3156 Beaudry Terrace

SOLD 3Bd/3Ba **\$886,000**

1726 Hillfair Drive

Price Days on Market
 Average Listed Single Family Home: **\$1,117,794 69**
 Average **SOLD** Single Family Home: **\$849,626 51**
 Average Listed Condo/Townhome: **\$521,475 33**
 Average **SOLD** Condo/Townhome: **\$439,415 47**
 Full Active Listings, Pictures & Details at www.91208.com

SOLD 4Bd/4Ba **\$1,010,000**

1018 Calle Allegre

SOLD 4Bd/3Ba **\$1,175,000**

1960 El Arbolita Drive

SOLD 5Bd/4Ba **\$1,250,000**

931 Calle Canta

Arbitrage Exclusive Properties

Available! **Rossmoyne 3 Bedroom**

 Prime Rossmoyne Area
 3 Bedrooms with Large Lot
 Completely remodeled
 Turnkey Move-in condition
 800-522-1803 Ext. 6065

Coming Soon! **Glendale Hills Contemporary**

 4 Bedrooms/4 Baths
 2,554 Sq.ft. living
 Large 19,178 sq.ft. lot
 Completely Remodeled w/ View
 800-522-1803 Ext. 5045

In Escrow! **Royal Canyons Gem**

 Prime Rossmoyne Area
 4 Bedrooms/3 Bath
 Completely remodeled
 Impeccable throughout
 800-522-1803 Ext. 5025

In Escrow! **Glenoaks Canyon w/ Views**

 Paradise in Glenoaks Canyon
 Remodeled throughout
 Has it's own private hiking trail
 Amazing Views
 800-522-1803 Ext. 6045

In Escrow! **Rimcrest 6 Bedrooms**

 4,259 Square Feet
 6 Bedrooms/5 Bathrooms
 Large family room w/ wet bar
 Amazing Downtown LA Views
 800-522-1803 Ext. 6015

Coming Soon! **Monterey Island with View**

 2 Bedrooms / 3 Baths
 Luxury high-rise condo
 Stunning Glendale/LA Views
 Remodeled throughout
 800-522-1803 Ext. 6075

In Escrow! **Emerald Isle 5 Bedroom**

 5 Bedrooms/5 Baths
 4,370 square foot living
 Large living /dining/family rooms
 Private yard
 800-522-1803 Ext. 5995

Coming Soon! **Glendale Park Towers**

 2 Bedrooms/2 Baths
 1,279 Square feet
 Landscaped private patio/yard
 Lots of amenities throughout
 800-522-1803 Ext. 6085

In Escrow! **Amazing Views**

 4 Bedrooms/2 Bath
 2,059 sq.ft. on one level
 Large living/dining
 Private cul-de-sac street
 800-522-1803 Ext. 5985

Coming Soon! **Privacy in Verdugo Woodlands**

 Prime Verdugo Woodlands area
 Completely remodeled
 4 Bedrooms/3 Baths
 2,638 Square feet
 800-522-1803 Ext. 5075

More Homes at www.RealEstate123.com

Your Home **SOLD** in less than 90 Days or else...

I'll Buy It!*

Arbitrage Guaranteed Sales Program

*Some Restrictions Apply

24-Hour Recorded Info tells you more...

800-522-1803 Ext. 3185

In the midst of building a new home along with an office building, Joey (4) and Nicole (2) have been two of life's biggest blessings for both Mania and I at home.



JOEY

Joey: Soon after turning 4, he was determined to ride his bike without training wheels. After relentless attempts and a few bruises, he finally got the hang of it and is now loving it. Though extremely stubborn, he's got a heart of gold and loves police cars, fire engines, and auto flushing toilets (go figure). He's already learning negotiating techniques, and is starting a rather surprising collection of Legos that makes walking into his room an accupunctural therapy.



NICOLE

Nicole: Disney has taken over our daughter. Everything she wears and does revolves around a Disney character. Snow White is her best friend and Repunzel is half bald after coming her hair countless number of times. She's definitely daddy's little girl, and knows how to make my heart melt each and every day. Her favorite color is pink and one day she wants a pink car. She's restless and loves to dance to any music at any given moment. Mania is still frustrated that I have yet given her a "time out". Through a vigorous 3-day potty training boot camp, she's now completely dialed in thanks to Mom!

Just when we thought we had a lot on our plate, in September, Mania surprised me by announcing that she was pregnant again! Yup, #3 is on it's way! Still can't believe we'll be a family of 5 this year. Mania's halfway through her pregnancy and we both decided (well actually I suggested) not to find out the sex until the day he/she is born. Both Joey & Nicole are excited about their upcoming sibling and often make suggestions on what their name should be.

We'll be posting more information about our upcoming arrival at www.Arriving2014.com



Today's Most Popular Loans

Our lending partners are **DIRECT LENDERS** which means fast closing with the most aggressive underwriting guidelines

- \$2,000,000 sales price with 15% down and NO PMI
- 14-day closings on purchase transactions (FHA and Conventional only)
- Conventional loans with no overlays on top of Fannie Mae's and Freddie Mac's guidelines !!!
- FHA loans with 580 FICO
- Don't settle for just a pre-approval letter, call us to find out more about our "Loan Approval Certificate"



Current positions available at Arbitrage

Client Service Specialist: Must be a team player, goal oriented, positive attitude, fun, creative, and a passion for Client service all a must. Basic book keeping skills a plus. A real estate license is helpful but not mandatory.

Exclusive Buyer Agents: We've got a ton of buyers and we need help to make sure we meet all their expectations. Join the #1 team in town that thrives in any market. Join the excitement and the creativity that takes place to ensure that each person finds their dream home!

Call or email Albert for a confidential interview: 818-522-8898 Call or albert@realestate123.com

GRAND OPENING

We are excited to announce our Grand Opening Celebration at our new office on Verdugo!

Come walk the red carpet while enjoying live music, food, entertainment, prizes and more. Kids are also welcome so bring the entire family. We spent over a year to bring you one of the most state-of-the-art real estate office available throughout Glendale, while going "green" on virtually everything.

When: Thursday, February 27, 2014 (5:00 p.m. - 8:00 p.m.)
Location: 3500 N. Verdugo Road; Glendale, CA 91208
(2 blocks South of Honolulu Avenue)

