



# Weekly Bulletin

JANUARY 12, 2023



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## MLS Breakfast Meeting January 2023 Program Chair Shun Zhang, 2023 Vice President & MLS Committee Chair

### Upcoming MLS Breakfast Meetings

- January 19, 2023... Affiliate Lending Panel's "What's New for 2023". Panelists are Judy Chow, Chris Haun, and Mario Manzanilla. Sage Gomez as Moderator.
- January 26, 2023... **Lunar New Year Celebration**, presented by the Special Events/Membership Committee.

### Attendance Drawing Winners (1/5/2023)

- Pauline Lam
- Master Alex Zi
- Linda Kwan-Lee

### 50/50 Winner

Congratulations to Allen Chu for winning \$18 at our last MLS Breakfast Meeting.

### Upcoming Committee Meetings:

Thursday, January 12<sup>th</sup>  
MLS/Tech Committee Meeting, 10:30am

Wednesday, January 18<sup>th</sup>  
Finance Committee Meeting, 9:30am

Thursday, January 19<sup>th</sup>  
Special Events/Membership Committee Meeting, 10:30am

Thursday, January 26<sup>th</sup>  
Board of Directors Meeting, 10:30am

### *Education Schedule*

All education classes can be found at [www.wsgvar.com](http://www.wsgvar.com) by clicking on the "Schedule" under the Education menu.

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Friday, January 13, 2023, from 9am to 12:30pm. "New Member Orientation".  
Speakers: Ling Chow & Brian Chen

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Tuesday, January 17, 2023, from 11am to 12pm. "Meet & Learn: 2023 Stock & Real Estate Market Overview".  
Speaker: Philip Hu, CEO, President, TransGlobal.

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Friday, January 20, 2023, from 11am to 12pm. "Probate from A-Z for Real Estate Professionals". Speaker: Paul Horn, Attorney & CPA.

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Monday, January 30, 2023, from 9:30am to 12:30pm. "zipForm® Plus Training". Instructor: Brian Chen, zipForm® Certified Trainer.

# Caravan Listings

**1225 N Granada Ave # 19, Alhambra 91801**

STATUS: **Active**

LIST PRICE: **\$800,000**

**On Granada between Huntington and Sussex**



BED / BATH: **2/0,2,0,0**  
 SQFT(src): **1,594 (A)**  
 LOT(src):  
 PARKING SPACES: **2**  
 YEAR BLT(src): **1965 (ASR)**  
 SUB TYPE: **CONDO (A)**  
 DOM / CDOM: **6/6**

SALE TYPE: **STD,TRUS**  
 ML#: **P1-12288**  
 B TRACT / MODEL:  
 VIEW: **No**  
 POOL / SPA: **No/No**  
 AREA: **601 - Alhambra**

PRICE PER SQFT: **\$501.88**  
 ORIGINAL \$: **\$800,000**  
 COOLING: **Central Air**  
 HEATING: **Central**  
 STORIES: **One**  
 HOA: **\$492 (MO)**

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LIST DATE: **01/05/23**

TERMS: **Conventional, Cash to New Loan, Cash**



This single story 1,594 SF condominium has been fully transformed and is absolutely beautiful! Upon entering the unit, you'll notice how much natural light pours in through the three sets of large sliding glass doors, creating a warm and inviting atmosphere. The living room features a stunning white brick fireplace and here the lovely laminate floors begin and flow throughout the unit. The kitchen has stunning black quartz countertops, a wine refrigerator, & a breakfast bar that overlooks the family room, a great place to relax. The unique layout of the central atrium allows the kitchen, family room, dining room, and living room to all flow seamlessly, extending the indoor living space into an inviting al fresco entertainment center. There are two good-sized bedrooms including a primary suite with ensuite bath featuring a skylight. Just a short ways down the path, you'll find the community pool with ample lounging space, and this unit comes with a detached 2-car garage. Located in a quiet community with close proximity to the restaurants & shops on Huntington Drive, this beautifully transformed unit will not last long!

**0 Carrabelle St, Adelanto 92301**

STATUS: **Active**

LIST PRICE: **\$88,880**

**Take exit 141 toward Bishop/Adelanto onto US-395. Go for 13.1 mi. Then 13.13 miles Turn right onto Bartlett Ave. Go for 0.1 mi.**



LOT(src): **5/217,800 (A)**  
 DOM: **2**  
 SALE TYPE: **Standard**  
 ML#: **AR23004492**  
 B TRACT:  
 VIEW: **No**

LOT NUMBER: **9117**  
 TRACT NUMBER:  
 ZONE: **RL-5**  
 LOT DIM: **5**  
 LEASE: **No**  
 AREA: **ADL - Adelanto**

PRICE PER SQFT: **\$0.41**  
 ORIGINAL \$: **\$88,880**  
 GROSS EQUITY:  
 PRESENT LOANS:  
 TAX RATE YEAR:

LIST DATE: **01/05/23**

TERMS: **Cash, Cash to New Loan**

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**Five Acres vacant land for sale in Adelanto CA. RL-5 Zoning. Possible uses include rural residential, incidental agricultural uses, and similar and compatible uses.**

CUSTOMER SHORT:Land ML#: AR23004492

Printed by Angelica Morales, State Lic: N/A on 01/11/2023  
 3:16:37 PM

# Caravan Listings (cont'd)

**228 E Broadway # J, San Gabriel 91776** STATUS: **Active** LIST PRICE: **\$729,000** ↑

Between S. Del Mar Ave and San Gabriel Blvd



BED / BATH: **3/1,1,1,0**  
SQFT(src): **1,320 (A)**  
LOT(src): **20,037/0.46 (A)**  
PARKING SPACES: **1**  
YEAR BLT(src): **1972 (ASR)**  
SUB TYPE: **CONDO (A)**  
DOM / CDOM: **2/2**

SALE TYPE: **STD**  
ML#: **AR23004299**  
B TRACT / MODEL:  
VIEW: **No**  
POOL / SPA: **No/No**  
AREA: **654 - San Gabriel**

PRICE PER SQFT: **\$552.27**  
ORIGINAL \$: **\$725,000**  
COOLING: **Central Air**  
HEATING: **Central**  
STORIES: **Two**  
HOA: **\$250 (MO)**

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LIST DATE: **01/09/23**

TERMS: **1031 Exchange, Cash, Cash to New Loan**



Conveniently located between Del Mar Ave and San Gabriel Blvd., this charming 3 bedroom condo has been renovated with today's modern touches. On the first floor, brand new water-proof laminated floor with recessed lighting. Upon entering this charming condo, the family room has brand new recessed lighting and crown molding. The eating area with crown molding leads to the small semi-covered backyard. 1/2 bathroom is adjacent to the laundry room. All bedrooms are upstairs with an large-size main bedroom and new shower. This unit comes with an attached one-car garage and one carport. HOA includes trash.

**2319 Pearson Ave, Whittier 90601** STATUS: **Active** LIST PRICE: **\$715,000**

From Peck Rd go to Rooks Rd to Kella Ave. Turn right on Kathleen St and then left on Pearson Ave.



BED / BATH: **3/1,0,0,1**  
SQFT(src): **1,291 (A)**  
LOT(src): **8,970/0.2 (A)**  
PARKING SPACES: **2**  
YEAR BLT(src): **1948 (ASR)**  
SUB TYPE: **SFR (D)**  
DOM / CDOM: **1/1**

SALE TYPE: **STD**  
ML#: **P1-12271**  
B TRACT / MODEL:  
VIEW: **No**  
POOL / SPA: **No/No**  
AREA: **670 - Whittier**

PRICE PER SQFT: **\$553.83**  
ORIGINAL \$: **\$715,000**  
COOLING: **None**  
HEATING: **Wall Furnace**  
STORIES: **One**  
HOA: **\$**

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LIST DATE: **01/03/23**

TERMS: **Conventional, Cash to New Loan**



Located in the Pellissier Equestrian Village, this three bedroom, two bath home first greets you with a sun soaked living room and original hardwood floors. As people ride their horses down the street, you can watch them from the large window in the living room, truly a beautiful and unique sight to see! An expansive linen closet sits off of the living room providing you with sufficient storage. On the right wing of the home, you have three bedrooms that all have ample closet space, natural light and crown molding. A large wood paneled sun room is located in the back of the house, with a laundry room conveniently located inside. The kitchen is bright, and the formal dining room serves as a wonderful entertainment space. This home sits on a 8970 square-foot lot and boasts room and zoning for up to four horses! There are four pipe stalls that can be reimagined into your dream backyard barn, or used as it stands with a little preparation. A detached two-car garage sits to the left, in front of the stalls. A small storage shed sits to the right of the yard. Trailer parking is possible on the driveway. The yard also features a mature lemon tree. Horse trails are easily accessible by going down Pearson Ave and turning left on Pellissier Rd. Blackwill Equestrian Park and Whittier Narrows Equestrian Center are just a short ride away. Whittier Narrows Feed store is located less than a mile from the property. There is easy access to the 60 and 605 freeways. With it's central location, cities such as Pasadena and DTLA are about a 30 minute drive away.



新年快乐

JOIN US FOR THE  
**WSGVR LUNAR**  
NEW YEAR

Celebrating the Year of the Rabbit  
with FUN, FOOD, PRIZES, LION DANCE & MORE

**January 26, 2023 9-10AM**

1039 E. Valley Blvd #205B  
San Gabriel, CA 91776

Please wear red!



For any questions contact us at 626-288-6212 or [info@wsgvar.com](mailto:info@wsgvar.com)

