

# Cheviot Hills

*The greatest neighborhood in the world*

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RESIDENTIAL BROKERAGE



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# Here's to you, Mom!

By BEN LEE

Mother's Day is right around the corner and while for some that means a dash to the Hallmark store or scrambling to buy a box of candy, for me this Mother's Day has taken on more meaning.

Growing up, my mother was the quintessential mama bear. If either my brother or I faced injustice, she was the ultimate fighter to make things right. If another kid was mean to us, she was our fiercest protector; and when we experienced any kind of success, no matter how small or seemingly insignificant, my mother was our loudest and most enthusiastic champion.

From my mother I learned that if you're not happy in your current career, it's never too late to make a change. While her brother was encouraged to pursue dentistry, she endured the chauvinism of the time and was told that she could be a dental hygienist instead. After a decade or so of working for people half as smart as she was, she decided, in her thirties, to enter Loyola Law School and head down a totally different path. There, she not only graduated at the top of her class, but the trajectory of her whole life would change as a result of meeting and befriending another law student who would later become her husband and my father. They started a law practice together, had a baby (me) and then, fourteen months later, had my younger brother. But despite a



husband, law practice and two young boys, she still felt there was something missing and more she could do with her life.

Her enduring desire to help people on a larger scale led to a lengthy and satisfying career presiding over a courtroom as a family court commissioner. She could use her keen intellect and compassionate heart to bring justice to children and their families from all over the city. She retired from the bench about seven years ago because she wanted to be free to travel and to devote more time to her three grandsons who were giving her more joy and pleasure than anything else in the world.

My mom moved into Cheviot Hills from Santa Monica a few years ago after my parents split up. My wife and I wanted her to move closer so we could be there to help since she was also facing another bout of cancer. This would be the third time in eleven years she would have to treat this grueling and relentless disease. But she never complained, and if we didn't know better, we would hardly be able to tell she was sick. She'd excitedly wait by the door and watch our boys ride their scooters the two blocks down from our house to hers. My wife and I would often follow with the dog an hour or so later and we'd all have a big family dinner

together. True to form, she put everyone's needs before her own and cared more about making a delicious dinner than to let chemo keep her down.

That fierce fight in my mother has never waived despite how far her sickness has progressed. She has been in and out of the hospital several times over the last nine months, trying everything in her power to get better and beat this disease.

It's amazing how you never stop learning and being influenced by your mother, no matter how grown up you are. As traumatic as it has been to witness her enduring all the pain and agony associated with this disease, watching her handle it with an unparalleled grace, dignity and strength has been awe inspiring. She may not be well enough to cook everyone a big dinner anymore, but she's still the center of our family; cracking jokes, celebrating our accomplishments, cherishing her grandchildren and showing us how to fight.

Happy Mother's Day to my mom and to all other fierce mama bears out there. From a much loved and extremely grateful son, I know you will always be our greatest protectors and most steadfast champions. We are lucky to have you.



# My featured listings

BEN LEE - ESTATES SALES

## Cheviot Hills – NEW CONSTRUCTION – COMING SOON!



Imagine an idyllic oasis in the heart of Cheviot Hills. Featuring brand new, top-of-the-line construction that is setting the standard of excellence for homes in our area. This work of art (in progress) from Diamond West Distinctive Homes promises to be nothing short of exquisite. A grander expression of the Traditional style and set back but flush with the street allowing for access with ease, the beauty of this nearly 5700 Sq Ft, 6 Bedroom / 7 Bath home will stun you from the onset. Featuring a formal living room, formal dining room, family room and entertainment loft, the soaring, vaulted entryway will bask the entire two-story home in light. This property will be nothing short of an architectural triumph that will make any family proud to call home.

**2921 Cavendish Dr – Offered at \$5,250,000**

## Westwood – NEWER CONSTRUCTION



An elegant and luxurious Spanish style hacienda, this newly constructed 4,000+ square foot, 5 bd/3.5 ba home feels as much like a vacation resort as it does residential property. Thick, smooth stucco walls and archways, authentic chandeliers, dark honey hued hardwood floors and Spanish tiled fireplaces in the formal living room and great room all serve as subtle reminders of this rich architectural style. Embracing the popular open floor plan, the beautiful kitchen, formal dining room and great room share one grand and extremely stylish space. In the kitchen, at home chefs will be impressed by the Wolf range and warming drawer, Subzero refrigerator, separate wine fridge, walk-in pantry and oversized marble island with unique copper pendants. Built only two years ago, no detail was spared to bring the homeowner every state-of-the-art convenience.

**2283 Manning Ave – Offered at \$2,799,000**

## Cheviot Hills – NEW CONSTRUCTION



Offering the most picture perfect golf course views in all of Cheviot Hills, no expense was spared in constructing this gorgeous 4,449 sq. ft. five-bedroom/seven bathroom home. Newly constructed, this Cape Cod masterpiece sits on a 7567 sq. ft. lot and is making its official debut. The open floor plan and abundance of windows allow light to stream through to each room. Further details include: formal living room and dining room, bright and airy office, marbled powder room, and swimming pool. A true connoisseur will appreciate each aesthetic decision that was thoughtfully made. A home of this magnitude comes around once in a lifetime and deserves to be seen today.

**10452 Lorenzo Pl – Offered at \$4,195,000**

## Rancho Park –



Proudly boasting its 1930's façade yet recently remodeled and completely updated, this warm and welcoming home in Rancho Park is family friendly and conveniently located. Hard wood floors, crowned moldings, a formal living room with cozy brick fireplace and a formal dining room through a dramatic archway. A wide, open floor plan includes a spacious and brand new kitchen that provides ample storage, stainless appliances, fixtures and a sophisticated wine refrigerator. The kitchen opens to a comfortable breakfast nook with access to the bright and drought resistant backyard. Effortless entertaining can take place in this backyard that has a sizable deck, manicured patio space and mature fruit trees. This delightful house is ready for you and your family to come home.

**10595 Esther Ave – Offered at \$1,599,000**

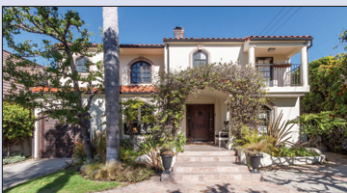
## Castle Heights – ACTIVE- REDUCED!



Finished, furnished and ready to sell! A stunning remodel of a traditional Beverlywood home. This open and inviting 3 BR / 2.5 BA home has been meticulously updated with every attention to detail. Past the spacious front porch and across the threshold, walk down the wide hallway to find the great room that extends to the chef's kitchen with stainless steel appliances, enormous island and copious amounts of cabinet space. The great room has a wall of glass doors that open up to the adjoining patio and yard with fruit trees for a quintessential California indoor outdoor feel. This CALgreen certified home is located in the award winning Castle Heights school district and must be seen to be fully appreciated!

**3013 S Beverly Dr – Offered at \$1,299,000**

## CONGRATULATIONS TO OUR CLIENTS ON THE PURCHASE AND SALE OF THEIR HOMES!



**10269 Dunleer Dr – Cheviot Hills**

OFF  
Market

**4450 Kensington – Mar Vista**



**9500 Sawyer St – Beverlywood**



**9402 Hargis St – Castle Heights**

OFF  
Market

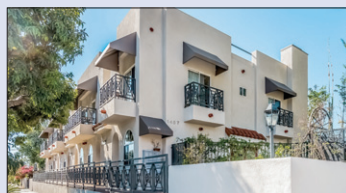
**10109 Lovelane – Cheviot Hills**

OFF  
Market

**3015 Earlmarr – Cheviot Hills**

OFF  
Market

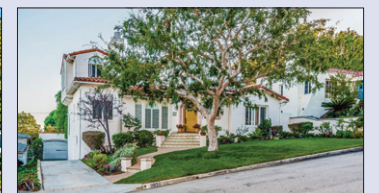
**9833 Vicar – Castle Heights**



**1457 Centinala #3 – Santa Monica**



**1925 Overland #206 – Westwood**



**9826 Burgen – Castle Heights**

**WANT TO KNOW WHAT'S GOING ON IN THE NEIGHBORHOOD, UPCOMING OR OFF MARKET LISTINGS? CALL BEN AT 310-858-5489!**



# Cheviot Hills happenings

## Neighborhood Memories

By Michael Harris

*Part seven of an on-going series  
about memories of our  
neighborhood from the old days.*

Where the Westside Pavilion now sits had been a big vacant parcel where the most interesting event was the annual minor league circus that pitched its tent there. It had animals and a classic midway with bearded ladies, and creatures that were

half-snake and half sub-human species all to attract the rubes along with the rides. Pretty soon the May Co. took over the corner and the carnival barkers disappeared.

In those days the age for a driver's license was 14 if the motoring was for school or work. No one was too careful if you were a driver at 14 and besides cars the big transportation for the teenage set was either a Cushman or a Whizzer, both

motorized bikes which were a little dangerous and a lot of fun.

Each home in those days had a required accessory called an incinerator which was used to burn up all the waste to take the pressure off of the landfills. The air at the time was grossly polluted as a result of all the home garden fires so it wasn't long before the air quality people made everyone remove them.

For a Christmas that's different  
—give him a **WHIZZER**  
BIKE MOTOR



When you give a Whizzer, you give transportation, one of the most prized gifts anyone can receive. Whizzer is the smart, modern new way to get around—for school, work, shopping, errands, sport. Whizzer is dependable, comfortable, economical, individualized travel. 5 to 35 m.p.h. 125 miles on a gallon of gas. Fits any balloon-tired bike. Complete except bike. Smartly streamlined and attractive in appearance—does not affect balance or riding qualities, or interfere with normal pedaling. There's someone in your family for whom a Whizzer bike motor would be the grandest gift ever—a lasting gift, packed with utility and fun. See your Whizzer dealer today!

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I enclose \$99.97, which includes \$2.42 Federal Excise Tax ( ) check or ( ) money order. Send me one Whizzer motor, complete, with full installation instruction. Written guarantee with every motor. If descriptive literature only is desired, check here ( ).

Name.....  
Address.....  
City.....State.....

## RAFFLE

- we have a winner!

By BEN LEE

Thank you to all those who entered our raffle to win a \$50 gift certificate to everyone's favorite Hawaiian themed hamburger joint: Islands! Congratulations Juli Shamash! You are the lucky winner. Hope you enjoy a delicious lunch or dinner on Ben Lee Properties. Be on the lookout for more opportunities to win raffles in the future.



## Steps that Care

By BEN LEE

If you're looking to do a good deed on May 7, consider joining the walkers, strollers and joggers of Steps That Care. An organization started a year ago by Castle Heights 3rd grade teacher Annie Casady, Steps that Care refers to the steps that will be taken by a large group of children, parents and residents walking from Castle Heights Elementary to Rancho Park in order to raise money and awareness for a variety of cancers including breast, colon and prostate.

This year the group is adding esophageal cancer, in memory of community activist and dear friend of Castle Heights, Mel Feuer, who died from the disease late last year. In 2015, Steps that Care raised \$4500 and this year the goal is \$5000 with the motivation that each earnest step taken is a step in the right direction towards finding a cure. If you would like to participate in this year's Steps that Care walk, the group will be leaving Castle Heights at about 9am on May 7. If you would like to make a donation, any amount is



greatly appreciated. Checks can be made out to Friends of Castle Heights (with Steps that Care in the memo) and

mailed to the school care of Ms. Casady at: 9755 Cattaraugus Ave. LA, CA 90034.

## Open Houses

By BEN LEE

One of the more enjoyable aspects of holding Open Houses on Sundays is the chance to meet neighbors. Sometimes neighbors come in leading with an apology of sorts, saying: 'I'm sorry- we're just here to look, not to buy,' but this never requires an apology of any sort. I enjoy having you in, regardless

of whether or not you're actively searching for a new home. Maybe you're curious to finally tour a home that has been months/years in the making or maybe you're just looking for style ideas to freshen up the home you're already in. It doesn't matter! The honest truth is: you are always welcome to pop in, enjoy a brownie and say hello with no guilt! Once in a

while we get a celebrity visitor that adds a bit of star power to the day. During a recent open house for my listing on Lorenzo, I was thrilled to have former California Governor (and Cheviot resident) Pete Wilson stop by. Equally thrilling was a neighbor from Cresta Drive whose Porsche was greatly admired by my six year old car enthusiast. This patient and generous gentleman made Vinnie's dream come true by letting him sit in the front seat



and pretend he was a racecar driver. A special treat to say the least! You never know who you're going to meet during an open house but that's what also makes each one a unique



experience. Of course, selling a house is wonderful- but having an excuse to host a neighborhood get together once a week is pretty special, too.