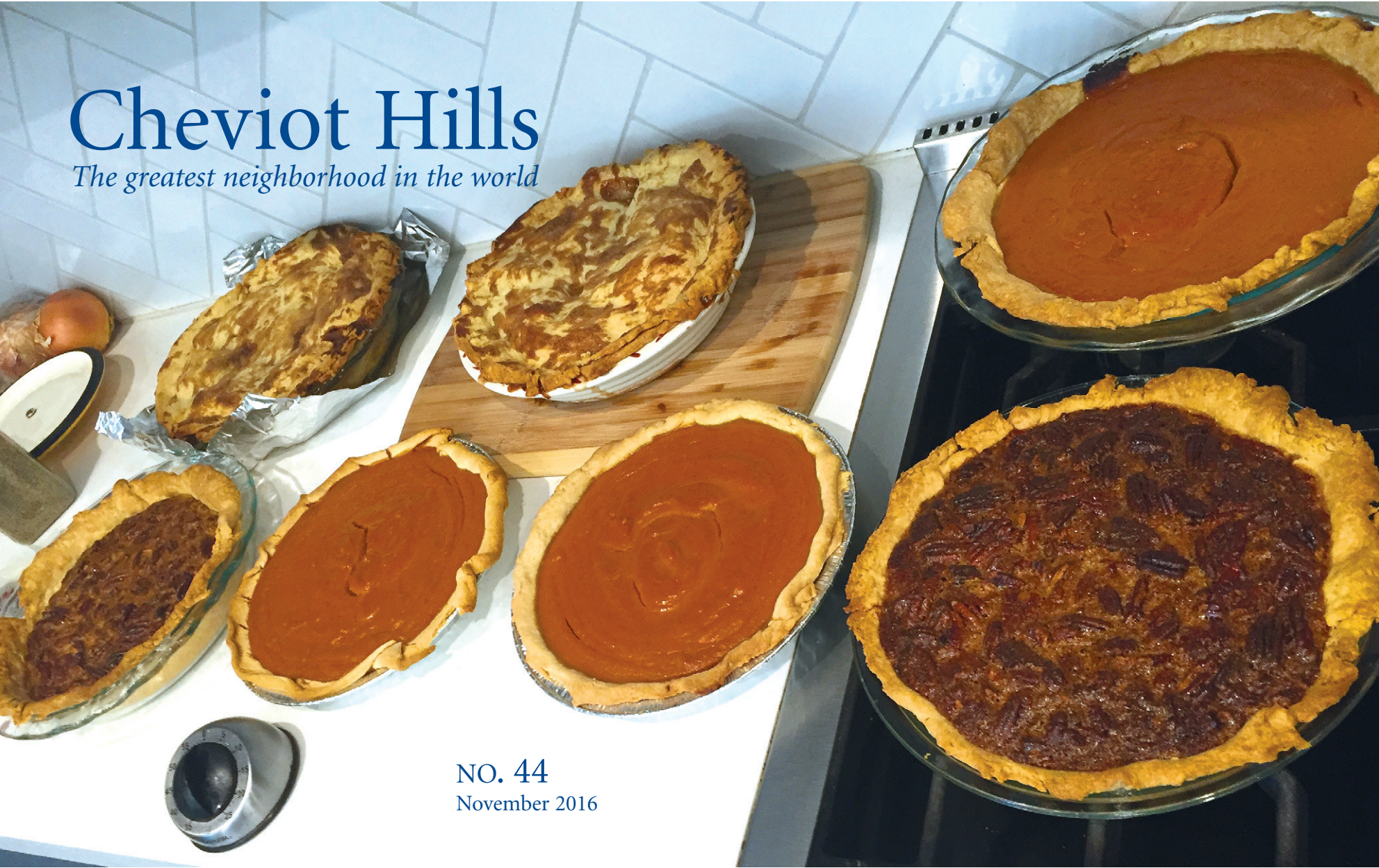


Cheviot Hills

The greatest neighborhood in the world



NO. 44
November 2016



BEN LEE WAS
NAMED THE
#1 REALTOR
IN COLDWELL
BANKER BEVERLY
HILLS NORTH

THE #1 COLDWELL
BANKER OFFICE
IN THE WORLD!*

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We're
ready to
bring the
best to
your
home!

*RESULTS MEASURED THROUGH SEPTEMBER 2016



RESIDENTIAL BROKERAGE



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PRSR STD
ECRWSS
U.S. POSTAGE
PAID
EDDM Retail

*****ECRWSS*****

LOCAL
Residential Postal Customer

A Season of Thanksgiving



By BEN LEE

Every November, it's my first instinct to write about why I'm thankful. Seems to be a pretty solid theme since Thanksgiving is right around the corner and it's nice to take a moment and reflect on what makes me feel grateful for this life I lead.

Some years are harder to do this than others. I feel more inclined to be sad this holiday season given this will be the first time we are facing all these family get togethers without my mother present. I can't even imagine these holidays without her here and yet, I also know that she would not want me squandering time at family parties, occasions she cherished above all else, by being only sad. I know she'd much rather see all of us celebrating everything she did to make our holidays special in the first place. The beautiful tables she set; the incredible dishes she made; the bawdy jokes she told. The secret look she'd give when a relative's pot luck contribution wasn't quite up to snuff; the slightly passive aggressive tips she'd offer in the midst of me carving the bird; the crispiest bits of skin or moistest pieces of meat she'd sneak away to the boys, wondering aloud to no one in particular after she already helped herself to a bite: 'have you ever had anything more delicious in your whole life?'

I may always be sad that she's no longer with us at Thanksgiving, but I am grateful for the memories she left behind. In my heart, I know she's somewhere happy and proud that the traditions she held so dear will continue even though she's gone. For that, her enduring love and legacy, I am grateful.

Another reason I give thanks this year is it'll be the first Thanksgiving for my new baby nephew. Barely five months old, he won't taste anything, understand anything or remember anything but just knowing that he's there with his family, from his three cousins who adore him to his 98 year old great grandmother who always gets the first kiss, is reason enough to rejoice.

I'm thankful for my work. It was a good year to be a residential realtor. There were some tough transactions, without a doubt. To put it into perspective, there were some times I wondered if going back to the relentless hours of being a lawyer might be a calmer and mellower existence. But, at the end of the day, I feel very fortunate to do what I do. I am happy when I get the highest sales for my sellers



and the best bargains for my buyers. I like having my finger on the pulse of our neighborhood, knowing what's going on, what's coming up and how it relates to the global economy at large. You can learn a lot about what is happening in the country based on a neighborhood's current economical growth and I find that aspect of the business quite fascinating.

Finally, I'm extremely grateful for my family. My wife and three sons are everything to me. They are the motivating factor for setting that alarm clock way too early, for taking those after-business-hours urgent phone calls, for answering all the emergency texts that come in. When life feels toughest, I look to them to remember why I work so hard and feel thankful that what I do helps provide us with the lucky life that we lead. We aren't hungry, we aren't homeless, we are generally pretty happy, we are loved. When it's all said and done, what more could any of us want?

So, at the brink of a holiday that asks us to reflect and acknowledge reasons to be thankful, even in a year that could easily be dismissed as one that (for my family) was very sad, I look to my loved ones and know that I'm blessed. Each day that I can wake up with a roof over my head and two healthy feet on the ground, is a day I am grateful for. From my family to yours, I wish you a very Happy Thanksgiving!



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My featured listings

BEN LEE - ESTATES SALES

Cheviot Hills – ACTIVE!

Considered to be one of the most prestigious properties in all of Cheviot Hills, this impressive 7,374 square feet architectural masterpiece has many astounding attributes. The Claes Oldenberg inspired sculpture of a giant flower pot sets the tone for this modern style estate, in which every square inch of livable space has been thoughtfully utilized in the most intelligent way. An elevator and central staircase unites each of the four floors, harmonizing the living and recreational spaces with the 6 bedrooms, 8 bathrooms, two offices and professional grade gym. Honey-hued hardwood floors, impossibly high ceilings, surround-sound speakers in every room, five separate zones for heating/air- every detail to the construction of this custom-designed home has been thoughtfully considered and executed with the highest quality craftsmanship. The designer's chef's kitchen offers a large walk in pantry and state-of-the-art stainless appliances (Wolf, Subzero and Miele). The formal dining room has an artfully lit, 1500 capacity, temperature controlled wine room. This home embodies the essence of modern luxury: Enormous windows appearing virtually every direction providing glorious views as well as an abundance of natural light. Floor to ceiling pocket doors open from the living room allowing the interior to meet the

exterior where you'll find a sports enthusiast's dream come true: sport court, tennis wall, batting cage and basketball half court privately set against the stunning back drop of the city below. And after an outdoor workout, what better treat than to enjoy a dinner al fresco thanks to the full-scale backyard kitchen with built-in Viking barbecue?

If it's time for an evening movie, then head into the sound proof, studio-quality screening room. Each of the enormous bedrooms is en suite with generously sized bathrooms and closets. And if the three skylights don't offer enough of a window to the stars, just head up to the steel enforced, rooftop deck, to either watch TV, take a Jacuzzi or admire the solar system that feels just beyond reach. Situated on a 10,521 square foot lot in the award winning Castle Heights Elementary School District, with its' three car garage, two fireplaces, an astronomical amount of storage spaces, Eco-friendly landscaping, smart Apple systems and incomparably pristine city views, this is the absolute statement home of the neighborhood.

*SQUARE FOOTAGE FOR THE HOUSE PER ASSESSOR IS 7,473. PER OWNER SQUARE FOOTAGE PER AN INDEPENDENT APPRAISER IS OVER 9,000 INCLUDING GARAGE. BUYER IS TO RELY ON THEIR OWN DUE DILIGENCE AND USE OF LICENSED PROFESSIONALS FOR DETERMINATION.



2788 Monte Mar Terrace – \$7,500,000

Encino – ACTIVE!



15921 Royal Oak Road – \$5,500,000

A traditional, Tudor style English manor on one of the most desirable streets in Encino, this massive yet tasteful property gives new meaning to the word impressive. Situated on an incredible 54,324 (a combination of 3 parcels), this 6 bedroom/7 bathroom stately mansion exudes a warm, southern charm mixed with old world sophistication. The ground floor offers a vast, formal living room with impossibly high ceilings, formal dining room with butler's pantry, wood paneled wine room, a bright conservatory/sun room, immaculate kitchen boasting appliances courtesy of Viking, Thermador and Subzero, and breakfast room with cozy brick fireplace. There is a den/study/library with wet bar

and fireplace and a large en suite bedroom with his/her walk-in closets, separate vanity, and a bathroom with a sauna, sunken tub and three-headed shower. Each of the rooms on the ground floor opens up via French doors to the luxurious and wholly private, sprawling back yard that includes a pool house, guest house, full scale tennis court, beautiful swimming pool, tranquil koi pond and a cascading water feature that trickles between the mature foliage, patio and outdoor kitchen and bar. Offering a gracious motor court, three-car garage and nestled within a rustic forest of mature Oak trees and Sycamores, this majestic property must be seen to be fully appreciated.

Beverlywood – ACTIVE!



9402 Hargis Street – \$2,399,000

Brand new construction on a lovely street in the Beverlywood neighborhood, this 3,043 sq ft, 5 bedroom/5 bath traditional style home is tailor made for an active family who appreciates design and function. Blonde-hued wood floors and high ceilings set the framework for the home, providing it with an airy sense of space and light. The ultra stylish kitchen was built with a culinary enthusiast in mind: stainless top-of-the-line appliances, oversized quartz island with Farmhouse sink and designer light fixtures, butler's pantry with extra storage and enormous pantry. The kitchen opens to the dining room and great room creating one vast space with a variety of functions. Glass doors from the great room

allows California's natural light to stream in while providing access to the environmentally friendly backyard, which is both beautiful and drought-resistant. Large bedrooms, all en suite with generously sized bathrooms and closets. The master bedroom suite is a sprawling expanse of rooms, from the coved ceiling bedroom, gigantic walk-in closet and exquisite bathroom with dual vanity, sunken tub and quartz countertops. Off the bedroom is a balcony with picturesque view of the yard below. Situated in the award winning Castle Heights Elementary School District, this fabulous home is the perfect setting for your family's next chapter.

Beverlywood –



2235 S Beverly Dr. –

NEW CONSTRUCTION!
Call Ben to Discuss Offer Before Market!

2864 McConnell Drive
Pending

9626 Oakmore Road
In Escrow

10367 Cheviot Drive
In Escrow

2921 Cavendish
Pending

8954 Helms Place
Sold

3113 Queensbury
In Escrow

WANT SOMETHING THAT FITS A BIT BETTER?
CUSTOMIZE YOUR NEXT HOME!
I HAVE THE 4-1-1 ON NEW CONSTRUCTION
BUY BEFORE IT'S BUILT AND MAKE IT YOUR OWN!

Now is a good time to sell.

Please call me to find out how to prepare your home for market and learn how my team and I use the latest tools of technology to market your property better than anyone else working in real estate today.

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Cheviot Hills happenings

Your Custom Home

By BEN LEE

You're the customer, right? If you want a blue shirt, you wouldn't buy a red one. If you're in the market for a sports car, you wouldn't bring home a minivan. Why should a HOME PURCHASE be any different? The customer should have the right to CUSTOMIZE which is why it's important you call me today. I have inside information on several properties that are beginning

construction: the ideal time for you to get in on the ground floor and CUSTOMIZE it! Not only does this give you more time to sell your current home, it allows for YOU to pick the finishes, YOU to choose the fixtures, YOU to have your voice heard on every design detail BEFORE it's built.

I encourage you to give me a call to learn more about these unique opportunities because, after all, you're the customer. And the customer is always right!



Party under the Stars

By BEN LEE

I was proud to host the Ben Lee Properties' annual "Party Under the Stars" to thank my clients, friends and family for a great year. It was so nice to have everyone over to our home and raise

a glass in appreciation for making me their go-to realtor. And to thank everybody for helping to make me the number one agent in Coldwell Banker's busiest office (Beverly Hills North). It was a great party and we're already looking forward to another fun one next year.



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