

Cheviot Hills

The greatest neighborhood in the world

happy holidays

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'Tis the Season



By BEN LEE

What a month it has been. It feels like the world has been turned upside down since the elections. No matter how you voted, it's plain to see that the country is divided and this leaves me wondering what can be done about it. Unfortunately, I don't have easy answers which is also somewhat troubling. I am someone who likes having action plans and goals and linear paths towards achievement. Indecision and lack of direction are two states of consciousness that don't sit well with me. So, when I see protests on the news or hate crimes creeping out of the shadows, my first instinct is to wonder: what can I do to help my fellow Americans? How do I get involved to assuage the anger?

But then, selfishly, my second thought quickly follows and that is to feel grateful that I live in this community I share with you. Maybe it's naïve to believe, but it feels like Cheviot Hills, Rancho Park, Beverlywood and West Los Angeles exist in its own bubble, immune to many of the troubles facing the bigger,

more volatile, sometimes scarier world. We have great schools, jobs, opportunities, a thriving economy, open minded and educated people of all races and religions, all stuck in traffic on the same congested freeways.

My mind drifts back again to the issues at large because that cozy, safe feeling of security; me being grateful living 'here' instead of 'there' doesn't really help much toward healing the rest of the country.

Perhaps the upcoming holiday season will help lighten the mood and soften the edges a bit. Families lucky enough to find support in one another will ideally come together and eat and laugh and find unity. Hopefully elders will influence the youngsters to take an active role in the kind of world in which they want to live. Ideally, we will mesh as a fractured nation and realize that our diversity is one crucial part of what makes our country great. We'll recognize that our shared hope for a positive future can bond us together, not tear us apart.

The holiday season always inspires me to appreciate what I usually take for granted by helping those who may

not be as fortunate. I recognize that there are others who might not have it as great as we do and so I try to give something back, to hopefully make someone's day a bit brighter. But just as important as doing something for others, it's just as critical to do something nice for yourself, too. As parents, spouses and professionals, we're often caught devoting the majority of our energy to the wants and needs of others. I'm just as guilty of this as anyone and truthfully, it's exhausting. So, each December I try to make an effort to recharge my batteries a bit. Work usually slows down and I can often find moments of quiet to take a break and mentally prepare for what will likely be a busy year ahead.

2016 wasn't an easy one for my family. We lost my mom after a long and painful illness and though it's been seven months, we're still mourning her loss each day. But, on the bright side, we experienced our fair share of delight this year, too. My wife and I take great pride in our boys becoming thoughtful members of society and dignified young men. We were also

thrilled to welcome a new nephew into our family... a baby who illuminates our lives with joy every time he is near.

Perhaps a parallel can be made regarding the current state of affairs in our country. Like with most things, there is some bad but also good, too. So how do we navigate going forward? Maybe by coming together as best as we are able; by being kind and patient and open to one another's ideas; by listening to each other; by finding the good in our friends, neighbors, family members and even strangers; by standing up for what we believe are the moral truths that make our community and country great; by doing our part to be positive members of society.

Doing all of that may be the closest I come to an action plan and no one said the path to unity would be linear or even easy. But I am willing to work toward the goal of achieving a sense of peace and harmony during the holidays, in the new year and the months beyond. I hope the rest of the country can work towards this, too.

From my family to yours, I wish you and your loved ones the happiest and healthiest of holiday seasons.

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My featured listings

BEN LEE - ESTATES SALES

Cheviot Hills – ACTIVE!

5 Bed / 6 Bath 4,032 Sq.Ft. 23,416 Sq.Ft. Lot

Step over the threshold of this phenomenal Estate in Cheviot Hills and be transported to an era of grand Hollywood glamour. From its perch high atop one of the most enviable streets in the neighborhood, this magnificent Mediterranean style, 4,032 square feet (per public records) mansion on a 23,416 sq. ft lot was originally built in 1926. Exhibiting an inspiring craftsmanship, this home exudes strength and history without sacrificing style or beauty. It's easy to imagine Clark Gable sipping martinis with Carole Lombard in the formal living room- with its great exposed hand stenciled beams, commanding fireplace and majestic chandeliers, this home has all the makings of a fine castle on the hill. This remarkable estate includes a full, finished basement. There is also a detached and beautifully updated guest house/mother-in-law or maid's suite, garage space for 5 cars and a picturesque swimming pool that is the sparkling jewel in the ultra-private backyard crown. Back inside the house you will find original features missing from today's

architecture such as laundry shoots, a dumb-waiter, blooms of stained glass in surprising places, ultra-high ceilings, crystal knobs and authentic finishes. The kitchen has been completely updated to keep in step with the needs of today's modern family yet remains true to the style of the house: stainless steel Wolf range and SubZero refrigerator, colorful tile work and a bright and comfy breakfast nook. Upstairs are four bedrooms and you'll be astonished at their large sizes and spectacular views. The master suite has his/her walk-in closets, designer bathroom, balconies and a tranquil sitting area~ the perfect spot to sip a morning coffee while glancing at the paper. Also upstairs you'll find handsome, at-home offices that could be used as-is or easily be transformed to a nursery, gym or any space of your imagination. With an abundance of storage capabilities, all new heating/air system, updated electrical and plumbing, new roof, new sewer system and mature landscaping, this home is a stunningly private sanctuary that should be seen and admired today.



2789 McConnell Drive – \$6,499,000

CO-LISTED WITH JOHN ARROE (MEREDITH SCHLOSSER, SALLY FORSTER JONES, SHAUNA WALTERS)

Encino – ACTIVE!



15921 Royal Oak Road – \$5,500,000

6 Bed 7 Bath 7,886 Sq.Ft. 54,324 Sq.Ft Lot

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.

2235 S. Beverly Drive - In Escrow

2864 McConnell Drive - Pending

10367 Cheviot Drive - Pending

2921 Cavendish - Pending

3119 Queensbury Drive - Sold

(Set to close Nov. 29)

Beverlywood – ACTIVE!



9402 Hargis Street – \$2,399,000

5 Bed / 5 Bath 3,043 Sq.Ft. 5,088 Sq.Ft. Lot

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.

Cheviot Hills – ACTIVE!



2788 Monte Mar Terrace – \$7,500,000

6 Bed/ 8 Bath 7,374 Sq. Ft. 10,521 Sq. Ft. Lot

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. 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.

Pacific Palisades – ACTIVE!

1145 Corsica Drive – \$16,000 / Mo.

4 Bed / 4.5 Bath 3,652 Sq.Ft. 12,000 Sq.Ft. Lot

Lower Riviera section of Pacific Palisades. Private & updated home has a plethora of features to offer. Stately living room with high coved ceilings & wood burning fireplace. Indoor/outdoor flow is effortless in the great room as it looks onto a brick patio & large private grass yard.



Cheviot Hills – ACTIVE!

10127 Cheviot Drive – \$6,500 / Mo.

4 Bed / 3 Bath 2,912 Sq.Ft. 9,830 Sq.Ft. Lot

A picture-perfect family home located on a tranquil, tree-lined street. Hard wood floors, double fireplaces, large closets, easy flow between rooms and French doors leading from the family room to a delightful swimming pool and entertaining area in the extremely private backyard.



Cheviot Hills – ACTIVE!

3389 Manning Court – \$1,599,000

4 Bed / 2 Bath 2,295 Sq.Ft. 9,545 Sq.Ft. Lot

Rare opportunity to buy a great fixer upper, or build your own dream home. Located at the end of a cul-de-sac street in wonderful Cheviot Hills, this 2,295 square foot home, built in 1949, features 3 bedroom and 2 baths with private pool and is located in the Castle Heights Elementary School district.



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

West side stories

By Michael Harris

The Western League was where the neighborhood academic and sports rivalries flowered in the 40's and 50's. There were no street gangs but there were tensions among the Venice High Gondoliers, the University Warriors, the Dorsey Dons, the Hollywood Sheiks, the Fairfax Colonials, the Hamilton Yankees, and later the Palisades Dolphins, and the Westchester Comets. The "Yankees" was undoubtedly because Alexander Hamilton was a founding father who is now more famous as the subject of a mega Broadway hit rap musical. The newspaper at Hamilton was the Federalist, and the honor society was called the Nevians because Hamilton was born on the island of Nevis in the West Indies. University High School underwent a few changes. It started out



Hamilton High School - Home of the Yankees

as Harding High but when the reputation of President Harding suffered from the tea pot dome scandal, it was changed to University. The nickname Warriors became politically incorrect as it was thought to demean the native Americans who had a village where the high school was built so the nickname was changed to its present moniker of Wildcats. The Gondoliers of Venice High took second fiddle to the unofficial mascot which was Myrna Loy whose statue graced the front lawn of the school, after she was a model for the sculpture when she was 17 and then became a huge film star of the 30's, and 40's. Dorsey was named after a school administrator and I believe the nickname the Dons was a tribute to the early Spanish residents of the area and it was taken because it had the advantage of alliteration. The early professional football team which has disappeared at the time of the merger of the NFL and the AFL was also called the Dons. The name does evoke early California unlike the Sheiks of Hollywood which was named after a popular Rudolph Valentino film which evokes only early cinema despite what the rivals thought it meant.



Myrna Loy statue at Venice High School

December Happenings

By BEN LEE

There are no shortage of activities and events around town at this time of year; a little something for everyone, in fact! The West Los Angeles Children's Choir will have its annual holiday fundraiser show at Mt. Olive Church, 1343 Ocean Park Blvd., in Santa Monica at 7pm Saturday night, December 3rd. The show is fun for the whole family. There'll be a combination of holiday classics mixed with a variety of other songs the choir has performed throughout the year. Tickets are ten dollars each (cash or check only) and proceeds raised help fund a

potable water source for a village in Cameroon.

If it wouldn't be Christmas without seeing The Nutcracker, there's no better production than the one provided by the Westside School of Ballet. This Santa Monica institution has entertained audiences for decades with its tribute to this traditional, seasonal favorite. For ticket information please visit the website: www.westsideballet.tix

And, last but not least, there's never a safe time to let one's guard down and therefore, Beverlywood resident/retired EMT Marcy Sandel has worked tirelessly to bring informative and necessary safety



workshops to our community. Offered totally free of charge and held in the Castle Heights Elementary auditorium, the last class of the year will be on December 6th at 7pm. This program will be taught by two LAPD officers

and the topic is, "Surviving an Active Shooter." Audience members will learn how to prepare and what to do if, heaven forbid, they find themselves caught in this situation. Workshops last ninety minutes and are open to the public.

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