

Cheviot Hills

The greatest neighborhood in the world

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January 2017



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*****ECRWSS*****

LOCAL
Residential Postal Customer

Here's to a happy, healthy 2017

By BEN LEE

Happy New Year and hello, 2017! It's hard to believe another year is starting already. Time is racing by and it will be interesting to see what the next twelve months have in store for all of us.

From a business perspective, there is so much growth and development in our community. I have a handful of clients who are renovating their homes as well as many others who are either downsizing or upgrading. This tells me that those who live here want to stay; and investing in the West Los Angeles housing market is as strong as ever. It was an extremely busy last quarter of the year and the momentum will likely continue into the New Year. Open houses are bustling with interested parties, excited to see what homes are going on the market. Asking prices of homes in our area are higher than ever before with sales prices often exceeding expectations. This of course is great news for sellers, but what about for the buyers? There are actually still many bargains to be found (if you know where to look) and, as long as the interest rate cooperates by staying low, financing properties will remain relatively easy. And buying a home (even if it's a stretch financially) is still very much a smart and viable alternative to renting. So, I am optimistic that the real estate market will continue to grow and activity will increase in the coming year which is very good news.

From a personal standpoint, each New Year brings a feeling of hope and a jolt of energy to every aspect of my life. I wake up every morning recharged with an enthusiasm to approach problems head on, to tackle tricky jobs with a cheerful vigor and to make each day better than the one before. Can't say this lasts for more than a few weeks but at least it's nice to start out strong! The same can be said for making

resolutions. Sure, we all begin the year wanting to eat less, exercise more, take up a new hobby, spend less time working and more time actually living. But how many of us really stick to anything we set out to do on January 1?

Maybe it's a smarter plan to create a list of anti-resolutions instead so that there's nowhere to go but up. Succeeding with anti-resolutions would be great and rather easy to do. Instead of those pesky work-out sessions, I would instead find the comfiest part of the couch, let my finger change channels on the remote be the extent of my exercise, watch football, and take advantage of every unhealthy snack food that was generously placed within arm's reach.

Ahhh.... the harmless fantasy of living dangerously but, alas, not the path I shall take. This year, like the one before it, I will reaffirm my commitment to health and wellness. Unless the gods of real estate want to switch open houses to a different day, Sundays will still find me at my listings around the neighborhood instead of relaxing on the couch at home. Football games may be recorded for a later viewing, exercise will be lovingly embraced, buffalo wings will be ignored for their celery stick counterparts and, to tell you the truth,

that's fine. I am happy with my life the way it is and would like it to continue well into the future. Resolutions or not, choices made today affect every day forward and if that means picking the healthier of two options, that's the price we pay for wanting to live longer.

A bargain! Here's to a happy and healthy 2017! Can't wait to see you and say hi as I'm power walking through the neighborhood.



My featured listings

BEN LEE - ESTATES SALES

Cheviot Hills – ACTIVE!

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



2788 Monte Mar Terrace – \$7,500,000

Encino – IN ESCROW!



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.

Beverlywood – IN ESCROW!



9402 Hargis Street – \$2,195,000

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!



2789 McConnell Drive – \$6,499,000

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. 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. 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.

Beverlywood – COMING SOON!



2012 Castle Heights – \$2,995,000

4 Bed / 4 Bath 2,938 Sq.Ft. 14,594 Sq.Ft. Lot

A much loved home that has only had two owners since being built in 1948, this 2,938 square foot, 4 bedroom/4 bathroom house encompasses style and function without sacrificing heart and soul. Just a handful of features include: hardwood floors, crowned moldings, multiple fireplaces, a cozy den with wet bar, ample storage facilities, large closets, extremely bright living room with access to the enormous backyard- ideal for entertaining. The backyard offers an oversized swimming pool, expansive grassy area and a large finished backhouse with separate bedroom and kitchenette, perfect for out of town guests. Built on a flat, 14,594 square foot lot and located in the award winning Castle Heights Elementary School district, let this treasured home be the backdrop for your family's future memories.

FIRST OPEN HOUSE
January 8th, 2017 | 1-4pm

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

Are 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.



2235 S. Beverly Drive - In Escrow
2864 McConnell Drive - Sold
10366 Cheviot Drive - Sold
10367 Cheviot Drive - Sold
2921 Cavendish - Pending
3119 Queensbury Drive - Sold

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.

FLEXIBLE ALL CASH BUYER | LOOKING FOR 8,000 SQFT+ LOT. | CALL BEN IF INTERESTED IN DISCUSSING!!

#1

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Beverlywood happenings

The birds and the trees

By Michael Harris

What has become of the Spring invasion of the blue birds and blue jays to this neighborhood? In the 40's and 50's from March to September the engaging and medium sized blue birds were everywhere on the West Side decorating the skies, and sometimes swooping down to pluck hair for their nests from unsuspecting school children. They were friendly and smart. They were willing to take crumbs as offered, and with some encouragement they would eventually agree to eat right from ones outstretched palms. We would maintain in our family an ample supply of sunflower seeds to share by throwing them closer and closer to us until eventually the blue birds would take them from our hands. Where have they all gone and why? We seldom if ever see those birds any longer in our midst. Perhaps we can attribute it to global



warming, the incursion of the bigger crows and ravens which may have scared them off or maybe pesticides. They should be sorely missed just like the canary in the coal mine.

The trees of the neighborhood have also changed. There were rows of Oleanders along Troon Ave and other streets which are now all gone. Glenbarr and other streets had graceful Pines the needles of which were a

continuing source of irritation, but most are now gone and not replaced. The signature trees of the old days were the old fashioned Pepper Trees (not the Brazilian Pepper) which are now a rarity. The Overland Ave School campus was a forest of those old Pepper trees which are no longer there. Many have been replaced by the hardier Ficus whose disruptive roots are causing many of those to be replaced.

The street scape with a uniformity of tree variety with each street having one distinctive tree species has largely disappeared on the West Side (but not in Beverly Hills which has been smart enough to be careful to preserve this aesthetic). The loss of the blue birds and parkways with a hodge podge of unrelated tree species should both be considered disappointments.

January Happenings and Raffle News

By BEN LEE

Is your child interested in playing baseball in the greatest league on the west side? If so, now is her/his chance! The Cheviot Hills Pony Baseball Association is accepting registrations for boys and girls born between May 1, 2002 and April 30, 2010. Everyone within the age range makes a team but evaluations for fair and balanced placement will be held the weekend of January 20. Please visit the league's website to sign up and learn more. www.chpba.org

Are you a local business owner and would like free exposure to hundreds of families? Perhaps you'd

be interested in donating goods, services or gift certificates to Castle Heights Elementary School's annual live and silent auction? The event will be held in March but the school is currently seeking items that could be auctioned off. Donations are tax deductible and all proceeds go to benefit the school. Please contact lillijlee@yahoo.com for more information.

To kick off the New Year, we are offering a \$50 gift certificate to everyone's favorite neighborhood pet store: Trixie's Pet Depot on Pico. Locally owned and operated, Trixie's offers everything your pet could possibly need including food, treats, toys, grooming... even day



care! To win the gift certificate, simply email me: ben@benleeproperties.com and write 'TRIXIE'S' in the subject line.

That's all you have to do! We will draw a name at random at the end of the month and notify the winner soon after. Thanks and good luck!

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