



NO. 52
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Cheviot Hills

The greatest neighborhood in the world



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Kids and the City

By BEN LEE

Anyone who has travelled with very young children can appreciate the absolute joy that comes from traveling with sons and daughters who have grown up a bit. The endless list of necessary survival supplies (diapers, bottles, blankies, toys, sippy cups, books, wipes, drops, baby food, car seats, etc.) is replaced with a simple note asking each child to pack himself enough shorts, underwear and socks to get himself through the week. No longer do you have to brace yourself for the looks of judgment and disgust from fellow plane passengers, knowing their trip will be ruined if one of your babies starts to wail for 5 hours straight. There is such a sigh of relief, looking across the aisle at your three sons, blissfully engrossed in sucking up all the Ipad time a plane trip can offer, ordering their own soft drinks, not even worrying (too much) that they will spill on themselves since you no longer bother with that emergency change of clothes in a diaper bag.

And while getting there is half the fun, actually enjoying one's destination is felt so much deeper with older kids once you've lived through years of traveling with babies and toddlers. A few weeks ago, I took my family to New York to visit my brother, his husband and their 11 month-old son. They moved from Cheviot Hills to NYC after my brother accepted a phenomenal position with the Metropolitan Opera. We wanted to celebrate Father's Day together, their first as dads. Watching the two of them navigate around the city with their toddler brought back memories that I

hadn't really thought about in years, now that our youngest is almost eight years old. My nephew's nap schedules had to be strictly followed. His eating times were regimented. Watching the dads quickly collapsing a heavy stroller and then snapping a car seat into the back of a car was like witnessing a choreographed dance I was so relieved to be no longer performing. Seeing the new dads trying to find a changing table on a boat in the New York Harbor during a rainstorm proved to be a challenge that now seems like a problem from so long ago, I had completely blocked it from my memory bank.

For my wife and I, it was as if all the work from those early years paid off and now we could just be with our boys in a different city and enjoy all it had to offer as fellow travelers. Without being chained to any kind of schedule, we stayed up every night until as late as we could. We visited an incredible museum (The Tenement Museum on Orchard Street, on the Lower East Side) where together we learned about the struggles of immigrants and where some of them lived after passing through Ellis Island. We ate at Russ and Daughters (named so because Russ never had sons), one of the most enduring family-run businesses in America. There was playing Frisbee in Central Park, enjoying elegant steak dinners and taking in three superb Broadway shows. In a way, it felt like a celebration of what can be done as a family once your youngest has graduated from those tough, early years. Watching him wheel his own suitcase through a busy airport, navigating his own journey with minimal assists from his parents



was really something for us to witness and savor.

To my brother's credit, he never complained about the work that comes from having a baby- he never looked at my wife and me with envy that comes from watching your friends get parole while you're still stuck in toddler prison. He didn't seem at all bothered when the five of us split off to see a NYC sight while he whisked the baby home for a nap. It almost made me miss those early days- remembering how cute the boys were and how dependent they were when they were that little. How it felt to pop them in the Baby Bjorn and wear them on my chest, back before they started bickering with one another and talking back to me as pre-teens are want to do.

Knowing that we will never experience the baby years again, that

those times are now firmly a part of our family history, I briefly felt a little bit wistful for the snapshot of time we will never get back again. But I guess that's what is so great about being an uncle (and grandparent): You can take a trip and visit the baby years for a week at a time... but you don't have to live there.



My featured listings

BEN LEE - ESTATES SALES

Rancho Park

3 Bed/ 2.5 Bath

COMING SOON!!



2637 Midvale – \$1,600,000

Cheviot Hills

2 Bed/ 2 Bath

GREAT NEW PRICE!



10290 Cheviot Drive – \$1,525,000

Beverlywood

3 Bed/ 2 Bath

SOLD



9110 David Avenue – \$1,299,000

Cheviot Hills

3 Bed/ 2 Bath

SOLD



10538 Butterfield Road – \$1,569,000

Cheviot Hills

5 Bed / 5.5 Bath 4,205 Sq. Ft., 9,444 Sq. Ft. Lot

COMING SOON!



GRAND MEDITERRANEAN RETREAT

3087 McConnell – \$3,799,000

A gracious Mediterranean retreat in the heart of Cheviot Hills' Country Club Estates, this exquisite villa offers an air of old-world romance to newly built construction. The ultra-private front courtyard entry featuring mature, Italian-inspired landscaping, fire pit and tranquil water feature sets the tone for the house beyond. There's a formal living room with exposed beams and imposing fireplace. This leads to the handsome wood-paneled study that doubles as a guest room suite. There is a formal, circular dining room with a path through the traditional butler's pantry leading into the chef's kitchen and great room. The kitchen presents three dishwashers, two Subzero refrigerators in addition to the full sized wine fridge. Walk-in pantry, custom copper Farmhouse sink, oversized island, two sinks and a cozy breakfast banquette that overlooks the backyard. The suite also includes massive his and hers walk-in closets, a bathroom with two toilet rooms, enormous shower, spa tub and dual vanities. Conveniently located in the award winning Castle Heights School District, this is a truly impressive property that deserves your immediate attention.

Cheviot Hills – ACTIVE!

5 Bed/ 5 Bath 6,129 Sq. Ft. 13,614 Sq. Ft. Lot

SOLD



2971 Club Drive – \$4,495,000

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

Cheviot Hills

PENDING



2012 Castle Heights – \$2,795,000
4 Bed/ 4 Bath

Encino

SOLD



15921 Royal Oak – \$4,995,000
6 Bed/ 7 Bath

Beverlywood

6 Bed / 5 Bath 5,567 Sq. Ft., 8,400 Sq. Ft. Lot

NEW LISTING!



2232 Bagley Avenue – \$3,199,000

Renovated with painstaking attention to detail, this pristine home exudes peace, tranquility, form and function. There is a vast cityscape view so expansive and exquisite, it very well might take your breath away. Areas that include the formal living room with Carrera marbled fireplace, formal dining room and ceilings that soar so magnificently high, the glass at the top literally brings the sky into the home, basking the entire floor in light. The kitchen has stainless top-of-the-line appliances including a Viking oven, range and hood. Subzero refrigerator, large island, two sinks and a custom built banquette in the breakfast room. Downstairs is an enormous space featuring oak floors and currently used as a gym and great room. There's a wet bar, kitchenette, laundry facilities and separate guest/play room, all with access to the backyard. Upstairs you'll find additional bedrooms, bathrooms and the beautiful master bedroom suite with decadent fireplace and enormous his/her walk-in closets. This home and its incomparable view, is surely the envy of all the neighborhood.

Cheviot Hills – ACTIVE!

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

BEVERLY HILLS ALTERNATIVE!



2788 Monte Mar Terrace – \$6,495,000

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. Three car garage, two fireplaces and incomparable pristine city views, this is the absolute statement home of the neighborhood.

Cheviot Hills

SOLD



2789 McConnell – \$5,999,000
5 Bed/ 6 Bath

Cheviot Hills

SOLD



10585 Butterfield – \$2,149,000
4 Bed/ 4 Bath

Cheviot Hills

3 Bed / 2 Bath

NEW LISTING!



10271 Bannockburn Drive – \$2,299,000

With a nod to Mad Men, this 1960's style stylish house has been fully remodeled to keep in step with today's modern family. Effortless flow, abundance of light and usable living spaces capitalize the home's size and intelligence. The open kitchen offers a dazzling array of tile work juxtaposed with stainless appliances including Wolf Range, Subzero refrigerator and super sized wine fridge. There is access to the backyard and side patio from the formal dining room, allowing for great ease in entertaining. The family room provides plenty of space for social togetherness and the formal living room is punctuated by the imposing and dramatic fireplace. The three bedrooms are all cozy and comfortable and the master suite offers an enormous walk-in closet, beautiful bathroom with dual vanities and exquisite bedroom with a view of the neighborhood. With a separate laundry room, loads of storage space, Nest temperature control, hardwood floors, two-car garage and situated in the award winning Castle Heights Elementary School district, this superb home should not be missed.

Cheviot Hills

4 Bed/ 4 Bath 3,359 Sq.Ft., 8,707 Sq.Ft. Lot

ACTIVE!



10377 Monte Mar – \$3,395,000

With a beautiful view of the golf course beyond, this modern and minimalist 3 bedroom/3 bath home in Cheviot Hills embraces its inhabitants with both peace and tranquility. The formal dining room has a balcony and view of the neighborhood's treetops. The unique, Poggenpohl designed kitchen utilizes all the stainless appliances an at-home chef has come to expect including Miele, Wolf and Subzero appliances, yet the aesthetics offered here are unique and all its own. Custom wood cabinetry, midnight black granite countertops, oversized island and window wrapped breakfast nook with banquette seating will make preparing and enjoying meals a welcome respite from restaurant dining. This level of the home also has an additional bedroom, currently used as an office with a view. Wholly private and impeccable mother-in-law's suite complete with kitchenette, walk-in closet, storage room, bathroom and access to the two car garage with laundry facility. With a strong emphasis on style as much as function, this simply glorious home in the award winning Overland School District is precisely what you've been looking for!

Cheviot Hills

SOLD



10574 Bradbury – \$2,899,000
5 Bed/ 5 Bath

Cheviot Hills

SOLD



2764 Club Drive – \$3,499,000
6 Bed/ 7 Bath

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.

Cheviot Hills happenings

Westside Places

By Michael Harris

The people on the Westside have great opportunities to visit first class attractions whether or not strictly located on the Westside.

A preeminent spot to visit is the Griffith Park Observatory. The Planetarium there commands a prominent hillside with a spectacular view on all sides of the Los Angeles Basin including the Hollywood Sign. It was donated to the City by Griffith J Griffith with a requirement that the shows be free to the public. The shows include periodically changing views of the solar system as the night skies change and the stars and planets revolve around the cosmos. The architect for the original building which has been changed and updated through the years since it was built in streamline moderne style was John Austen.

The facility has been used in numerous films over the decades. The more memorable examples would be Rebel Without A Cause where James Dean, Natalie Wood and Sal Mineo cavorted as

they made their way through their anguished youth and teen age romances while Dean wore his cool red wind-breaker; La La Land where Emma Stone and her leading man danced and loved their way into an unfortunate fate in a fantasy montage; and The Devil in a Blue

Dress where the detective and his prey played cat and mouse in the location.

There was a time when the Planetarium was a must visit for all the local schools. It was always among our favorite field trips although try as we could to understand the efforts of the

lecturer it was always mostly beyond our comprehension. But it was great fun to put our heads back in our seats as far we could to see the sparkling lights which were the stand-ins for the night sky high above us on the vast round ceiling.



Amazon Raffle Update

AND THE PHOTO CONTEST WINNER IS....

Congratulations to Norton Giffis, and his wife Nancy!

By BEN LEE

You are the lucky winner of the Ben Lee Properties spring photo contest! You brought your newsletter all the way to the **Louvre museum in Paris, France** and took this fun photo. We hope you had a great trip and now

you can enjoy spending your **\$100 Amazon Gift Card!**

Thank you to everyone who entered, it was tough to choose. It was so much fun seeing everyone's photos, our newsletter really did some traveling.

Thanks again for your support and participation in our contests and raffles!

amazon.com



Norton and Nancy Giffis at the Louvre Museum in Paris, France.