

Cheviot Hills

The greatest neighborhood in the world



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UBAMO!

By BEN LEE

We celebrated a pretty significant milestone in our family last month: the bar mitzvah of our eldest son, Mason. It's hard to pinpoint exactly what made this such an emotional experience. We're not a particularly religious family, more an enjoyer of the cultural (and culinary) aspects of the faith. I'm not even sure what prompted the decision to have our son enter into the three year process of attending Hebrew School before becoming a bar mitzvah. Probably because I had one and his grandfathers had one, we thought it would be nice to see our boys have one, also. To continue the long line of ancestral tradition felt like the right thing to do.

Witnessing our son 'become a man,' was a phenomenon felt by the entire family. For the few weeks leading up to the big event, every time we vacillated between two options (beef or chicken? Small or large? Mundane errands or special outing?) one of us would shout out the acronym we created: "UBAMO!" which stood for: You only Become A Man Once! This word became our rallying cry for just going for it.

The weekend of celebrations took on the feel of a wedding and we started having flashbacks to sixteen years ago, stressing about the last minute cancellations or seating arrangements. We anxiously anticipated the family members coming into town, hoping flights would be on time and thoroughly grateful for the effort we knew it took to travel to Los Angeles

from all corners of the country (as well as two who came from London!). I think the fact these relatives came from so far to witness this event in our lives really added to the emotional weight of the occasion. Then, when it came time to sit in the pew and watch our son get up there and read straight from the Torah, scared out of his mind yet poised and brave, it kind of knocked the wind out of me a bit. Here is this kid who I've known since the second he was born. I've seen him through just about every diaper change, late night feeding, school project and silly squabble with his brothers. I've tried to gently guide him through life's greatest disappointments, its most tragic losses as well as the happiest moments. I knew how nervous he was to stand up in front of every person our family holds dearest to us and not only read a language he was still largely unfamiliar with but to also analyze text and teach us something new. He went from being not just a boy to a man but also from a student to a teacher. Until this moment, I hadn't yet experienced the emotion that fills a parent with the pride that comes from watching a child take what feels like a herculean task, embrace the responsibility, confront his nervousness head-on, conquer the fear and ultimately/thankfully succeed. All in the course of one ninety minute service.

Maybe another reason why this bar mitzvah carried a heavier emotional weight was the fact that this was the first major family milestone/celebration without my mother there. Looking out at all the faces in the audience, knowing that



nothing would have thrilled her more than to be there witnessing this event, too, her absence was really all around us and I think we all felt a certain obligation to make her proud.

I hesitate to say my son's spiritual journey is complete, but rather his goal in becoming a bar mitzvah has been realized. And now, as he sets aside Torah study for the arduous task of handwriting thank you notes, he can contemplate how he wants to further his religious education. I think his two younger brothers have witnessed this experience with equal parts fear, jealousy and anticipation. Whether they both put in the work it takes to stand up there and chant Hebrew and analyze ancient stories to a congregation remains to be seen. I'm hoping that they will follow in the footsteps of their older brother and father and dozens of ancestors. I hope that they learn to appreciate the importance of tradition and recognize that while it takes a great deal of



effort, through hard work often comes great reward. I also hope they know how much my wife enjoys planning a great party and how many times she will threaten to eliminate said party if a certain boy doesn't get off his phone to practice his speech!

Oh, Moses, I think I'm having flashbacks to the last six months of (zero) peace and harmony. I'm thankful the next in line to go through this blessed event is only eleven. I don't think we can handle another beautiful spiritual journey quite so soon!



My featured listings

BEN LEE - ESTATES SALES

Rancho Park - ACTIVE!

3 Bed / 2.5 Bath 1,934 Sq. Ft., 6,005 Sq. Ft. Lot



OPEN SUNDAY

2637 Midvale Ave – \$1,549,000

California Contemporary home in one of the most desirable areas of West Los Angeles. From the Travertine-tiled fireplace in the formal living room, to the effortless flow between dining room, kitchen and great room, there is plenty of opportunity to entertain well in this comfortable home. The gracious master bedroom suite offers ample built-ins in the closets and a beautiful bathroom. Located on a quiet street, just a convenient stone's throw to the Expo Line and the Westside Pavilion, this fine home is an ideal place in which to live.

Pacific Palisades - COMING SOON!

5 Beds / 4 Bath 4,100 Sq. Ft., 8,276 Sq. Ft. Lot



515 Muskingum Ave – \$3,350,000

Newer Mediterranean set on a quiet loop street with unobstructed ocean, canyon & mountain views. Bright & dramatic entry leads to wide open living & family rooms with bar/lounge area. Step down to the spacious dining off center-island kitchen – all opening up to huge entertaining deck & views. Five large bedrooms, 4 baths + several balconies, view decks & covered patios. Lower level storage area, etc. (additional 1,200 sq. ft.) with 12-ft. ceiling opens to patio & view.

Rancho Park - IN ESCROW!

5 Bed / 5.5 Bath



10646 Esther Ave – \$3,595,000

Welcome to your American dream home! Traditional style new construction by Diamond West Distinctive Homes, this impeccably crafted 5 bed/6 bath, 4378 sq ft home charmingly set on a flat, wide-frontage 9267 sq ft lot is a wonder in design and detail. Bright, open and well-appointed, this home is truly ideal for modern family living. From the lovely front porch, enter the fabulous formal living and dining rooms with exquisite custom millwork and wainscoting. Enormous great room with impressive eat-in kitchen boasts stainless Thermador appliance package with pot filler, walk-in pantry with beverage center, butler's pantry with sink and wine storage, and convenient access to laundry room and guest bedroom/office. Atop the stairs, a generous central landing with custom built-ins adjoins to an upstairs family room with balcony, perfect for studying, lounging or sharing a fun family game night. Four spacious bedrooms, all with en suite baths, complete this level. Fantastic Westside location—walk to shopping, dining, cinema, light rail and highly coveted Overland Elementary School.

Cheviot Hills - ACTIVE!

5 Bed / 6.5 Bath



OPEN SUNDAY

2715 Forrester Dr – \$5,595,000

A luxurious Hamptons retreat on the most coveted street in Cheviot Hills, impeccably designed and newly constructed estate by Diamond West Distinctive Homes. Artfully detailed wainscoting and intricate custom built-ins set the tone throughout this amazing home. Greeted by a formal living room with fireplace and bay window, pass the formal dining room with butler's pantry to enter the gorgeous gourmet kitchen. This dazzling property, unmatched in location is truly an opportunity that cannot be missed.

Beverlywood - IN ESCROW!

3 Bed / 1.5 Bath



2904 Oakhurst Ave – \$1,149,000

A beautifully maintained home on a large corner lot in one of the Westside's friendliest neighborhoods, this bright and delightful 3 bedroom/1 and ? bath property is tailor made for the young family who dreams of walking the kids to and from the award-winning Castle Heights Elementary school each day. Features include: Hardwood floors, crowned moldings, detailed ceilings, comfortably sized rooms and brand new Milgard double-paned windows that provide lovely views of the meticulously landscaped backyard. There is a formal living room, large formal dining room and airy, immaculate kitchen that offers stainless appliances, convenient yet attractive butcher block counter tops and a newly installed glass door leading outside. There is a fully converted/insulated detached garage with private access that can provide additional storage or a quiet workspace. The backyard has been fully fenced in and privatized so the children can safely play outdoors either at the front or back of the house. Boasting a brand new roof, washer/dryer, excellent use of space, ample storage and nestled in the heart of a warm and loving community, this home is an absolute must see!

Cheviot Hills - JUST SOLD!

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



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.

Westwood - IN ESCROW!

5 Bed/ 4 Bath



846 Warner Ave – \$4,495,000

Stunning Spanish hacienda in Little Holmby Hills. Dramatic 2-story entry. Living room with stained glass windows, exposed beams, dark hard wood floors and oversized fireplace. Generous formal dining room with an abundance of light. The kitchen is a true showstopper with Subzero stainless refrigerator, La Cornue range, brick backsplash, colorful tiled floor framing the island and a large breakfast nook with a wall of windows and overlooks the great room complete with built-ins. Guest room and private office downstairs. Beautiful backyard with mature landscaping, covered patio as well as the swimming pool/spa. An outdoor fireplace and separate entertaining space with built in bar-b-que makes this yard ideal for parties. Up the Spanish tiled staircase with wrought iron banister is an enormous master bedroom suite with dressing room, walk-in closet and gorgeous, marble/Spanish tiled bathroom. Two additional bedrooms are on this level. 10 out of 10 rated Warner Avenue Elementary.

Cheviot Hills - IN ESCROW!

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



10377 Monte Mar – \$2,950,000

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 happenings



Regular Guy's Pizza

Regular Guy's Raffle

By BEN LEE

Muchas gracias to all of you who entered our raffle to one of the most delicious Mexican restaurants in our neighborhood: El Nopal. Congratulations to Sarah Jacobson! You are the lucky winner of a \$50 gift certificate and we hope you enjoy it as much as we do. If you entered the raffle this time but didn't win, don't despair! This month we are giving away a \$50 gift certificate to Regular Guy's Pizza (please see article on this page to learn more about this new restaurant inspired by a famous Westside institution). To win, simply send an email to: ben@benleeproperties.com and write PIZZA in the subject line. That's it! We will pick a winner at random at the end of the month and notify you soon after. Good luck!



El Nopal

Regular Jons is BACK!

By BEN LEE

How many of you remember the iconic Brentwood landmark restaurant, 'Regular Jons?' Many of us native Los Angelenos spent countless weekends there after Little League games or birthday parties, sharing a bench on either side of those long red & white checkered tables, sawdust on the floor, fire truck permanently parked out front- enjoying the thinnest-crusted, yummiest pizza known to mankind. Regular Jons closed more than twenty years ago

but one person, a fan since childhood, never let go of the dream to one day bring that delicious pizza back to the thousands of fans who remember it well. Steve Goldberg spent years trying to duplicate the original recipe and has now miraculously recreated the delicacy once made famous by Regular Jons, but now under a new heading: Regular Guy's Pizza. Until Regular Guy's finds that perfect Westside location, you are only able to order the pizzas on-line through a delivery service such as Postmates or

UberEATS. Trust me, though- you may miss the fire truck, you may miss the sawdust but as soon as you take one bite of this crispy-thin delightful brand of pizza, you will be transported right back to 1980's Brentwood without ever having to leave your living room. It's a tastebud's trip down memory lane and if you would like to enjoy pizza on me, read the raffle article on this page to see how you can win a few. Deeelicious!!



San Fernando Mission

Westside Places

By Michael Harris

The San Fernando Mission, located in the San Fernando Valley at 15151 San Fernando Mission Blvd., was one of the later missions (number 17 out of 21) begun by Father Junipero Serra although this one was built after his death. The missions were designed and were intended to convert the natives to Catholicism. This mission did not readily receive shipments by sea so it was self-reliant based on farming and animal husbandry worked by the native Californians. As with

most restored missions there is art work, heirlooms, exhibits and interesting grounds to explore. The movies that have used this locale for filming include Dragnet, Pee Wee's Big Adventure, and as a further connection to Hollywood the tomb of Bob Hope is there. It was one of the later missions (number 17 out of 21) begun by Father Junipero Serra although this one was built after his death. The missions were designed and were intended to convert the natives to Catholicism. The mission is open daily from 9 AM to 4:30 PM.