

Cheviot Hills

The greatest neighborhood in the world



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Happy New Year!

By Ben Lee

Once you manage to get through the chaos that is either Christmas or Hanukkah or Kwanza or even all three, there's just one more holiday to close out the year and that is, of course, the granddaddy of all parties: New Year's Eve. It's as if all the madness of the entire year leads up to one final, last-night hurrah: the perfect opportunity to blow off all that pent up stress and steam that had possibly been plaguing you for the past twelve months. It's an excuse to maybe go a little crazy and then start the new year off with a squeaky clean slate filled with optimism, energy and a refreshed outlook on life.

I've always loved New Year's Eve. When I was younger, the party was always at my house and my parents had all their friends over. Those friends brought their kids and we all would bring in the New Year together. There was always a big vat of chili on the stove and my favorite artichoke dip bubbling in the oven. My brother would be in charge of décor so for days leading up to the party, our house would be transformed to a shamelessly tacky '80s wonderland complete with mirrored disco balls, bright foil streamers and annoying yet festive noisemakers adorning every surface. There were party hats and crepe paper crowns, cheapo sunglasses and light up necklaces. The karaoke machine would be dusted off and given a place of honor so that the revelers could sing a song or two should the mood happen to strike (and it always did). Then, every year just before midnight, we would take the party outside to the streets of Santa Monica. All of the guests would be given some sort of

metal to bang in preparation for when the clock would strike midnight. It was usually a pot or pan or a lid with a spoon and someone would start the countdown from 10-9-8-7-6-5-4-3-2 and as soon as we'd all scream '1' followed by 'Happy New Year' we'd just bang those pots and pans loud enough for the entire neighborhood to hear. For a few years there may have also been a few small fireworks left over from the 4th of July that were shot off but that tradition abruptly came to an end after an unfortunate misfire landed 13-year-old me in the emergency room. After that rather excruciating experience (but luckily no lasting scars), my parents put an end to the

fireworks portion of our holiday celebration.

Now that I'm older and with a family of my own, I smile when I think of those parties I had growing up. I incorporate many of those same traditions now as an adult. In a generational shift, we have become the parents who host the big, raucous multi-generational party at which our friends all come over and bring their kids with them. We don't utilize the old karaoke machine (a good thing) nor do we make chili, but we eat heartily, decorate like crazy and definitely ransack the kitchen for all the pots and pans to make noise on the street just after midnight. This used to

be our boys' favorite part of the holiday until a few years ago when they decided to build upon that fabled tradition by following the banging of the pots and pans by running back through the house and then jumping into the pool with all of their clothes on; joined, of course, by whatever crazy guest (either child or 'grown up') who wanted to follow suit.

We may not be the most mature family in the neighborhood but you'd be hard pressed to find one who has more fun. On that note, I wish all of you a most joyous and healthy and safe holiday season. And, of course, have a very Happy New Year. Here's to a hearty celebration followed by a great 2018!



My featured listings

BEN LEE - ESTATES SALES

Pacific Palisades - ACTIVE!

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.

Cheviot Hills - ACTIVE!

5 Bed / 6.5 Bath



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.

Miracle Mile - IN ESCROW!

Duplex with 2 bed / 1.5 bath + Studio



1262 S Burnside Ave – \$1,549,000

An enchanting duplex in the heart of Mid-City, this two-unit, stunning property has been meticulously designed and updated to offer the best of Los Angeles living. Set behind a security gate and privatized by mature landscaping: open and airy spaces, formal living room with fireplace, hardwood flooring, original charming details that include Spanish tiles and crystal doorknobs. Boasting balconies off the bedrooms, views of the city, washer/dryer facilities, and newly updated central heat/air, plumbing and electrical infrastructure... this spacious yet intimate duplex is as welcoming as it is practical. A must see.

West LA - SOLD

3 Bed / 2.5 Bath



1530 S. Centinela Ave PH4 – \$999,000

Bright, warm and welcoming, this very spacious 3 bedroom/2.5 bath penthouse condominium on a centrally located street in the heart of West Los Angeles is tailor made for stylish, grown up living. Hardwood floors, large open kitchen with stainless appliances, granite counters and breakfast nook; formal dining room with fireplace; expansive living room that leads to a balcony which provides far-reaching city lights and mountain views. Two tandem parking spots in the secured downstairs garage, and a stone's throw to all the fun shops and restaurants in Santa Monica. A peaceful oasis in the heart of the city.

Cheviot Hills - SOLD

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. 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. 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!

Rancho Park - SOLD

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.

Rancho Park - SOLD

3 Bed / 2.5 Bath



2637 Midvale Ave – \$1,549,000

California Contemporary home in one of the most desirable areas of West Los Angeles- this 1934 square foot, three bedroom/two bath home in the highly coveted Overland Elementary School district has charm and character to spare! 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 kitchen offers stainless appliances, an oversized island, attractive granite countertops, decorative backsplash and plenty of storage space. The gracious master bedroom suite offers ample built-ins in the closets and a beautiful bathroom. There is also direct access to the private and richly landscaped backyard, offering plenty of grass space as well as mature shade trees. Additional features include: the Nest temperature control system, a detached two car garage and separate laundry nook. Located on a quiet street, just a convenient stone's throw to the Expo Line and the Westside Pavillion, this fine home is an ideal place in which to live.

Westwood - SOLD

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 - SOLD

5 Bed / 4 Bath - (Ben Lee represented the BUYER)



10526 Butterfield Road – \$2,795,000

Traditional New England charm makes its way to an ideal central location via this impeccably-designed Cheviot Hills home. Marked by a manicured driveway and bold farmhouse style door, the home opens to reveal honey-hued white oak flooring throughout, high ceilings and an intoxicating flood of natural light. The large open great room, replete with a fireplace, flows seamlessly into the custom kitchen and dining space with direct access to the sprawling backyard and outdoor living area. Up the split staircase, a sense of warmth envelopes as you step into the master suite, defined by a blend of modern woodwork, a vaulted ceiling and a terrace retreat complemented by a luxurious en suite bath. The remaining 4 bedrooms and 4.5 bathrooms, too, showcase unmatched elements of luxury and comfort. A captivating traditional, in a coveted neighborhood, with idyllic farmhouse detail and touches of contemporary opulence, this home epitomizes quality living.

Cheviot Hills happenings

Westside Places

By Michael Harris

In this ecumenical age there are two local beautiful houses of worship worth visiting. The two are The Bel Air Presbyterian Church and The Stephen Wise Temple. Both are located off of Mulholland Drive with commanding views of the San Fernando Valley. The Temple is close to Sepulveda on the East side of the 405 Freeway and the Church is located on the West side of the Freeway.

The Temple is probably the largest Reform Judaism congregation in the United States with a membership of about 3000. It was founded by Rabbi Zeldin who came to California in the 1950's and with about 35 families began a temple in Westwood which met at a church site after he had broken with Temple Emanuel in Beverly Hills. His congregation absorbed the original Westwood Temple whose founder, Rabbi Ernest Trattner died in 1963. Rabbi Zeldin secured 18 acres above Mulholland Drive to develop his campus which includes schools and other buildings that were built on the present site in 1964. Although the infrastructure of the temple is quite large it is not sufficient to accommodate the high holiday worshipers who once a year participate if not at other times. Hence during the high holidays the considerable overflow crowd is served at the Bel Air Presbyterian Church facility. The reform Judaism practiced at Stephen Wise is somewhat conservative for which the Temple has over the years had its differences with the Union for



The Bel Air Presbyterian Church



Stephen S. Wise Temple

Reformed Judaism (URHC) and the liturgy would be considered on the conservative side of reform practice.

The Bel Air Presbyterian Church is also housed in an architecturally striking building. It is also theologically on the conservative side of the religion and it has had its differences with the modern orthodoxy of same gender marriages and the like. It was founded in 1956 by the Rev Donn Moomaw

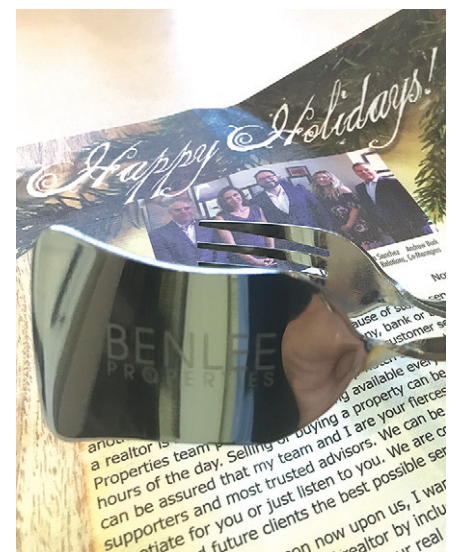
who had been an all American football player at UCLA. It shares with the Temple to its East with the fact that it has one of the largest congregations of a church in the area. It was the house of worship for President Reagan and his wife Nancy and the pastors participated at their funerals.

Visiting both of these places on the west side will be rewarding if not necessarily a spiritual necessity.

At Your Service

By Ben Lee

Did you receive your holiday token of our appreciation? We wanted to say thank you to the residents of Beverlywood, Cheviot Hills and Rancho Park for making me your number one neighborhood realtor. What better way to show my gratitude for the opportunity to serve you this past year than to gift you with your very own Ben Lee Properties serving utensil? It's functional, useful and will hopefully serve as a reminder that when it comes to service, no one beats Ben Lee. If you'd like one but didn't get one, please send me an email and I'll have one sent to you: ben@benleeproperties.com



P.A.T.H.

By Ben Lee

P.A.T.H. (Which stands for People Assisting the Homeless) is a shelter that provides services to homeless individuals in West Los Angeles. Located at 2346 Cotner (across from the Smart and Final on Pico/Cotner), PATH opened its doors

to the homeless thirty years ago and now has over twenty locations serving the men and women of California. Services offered include interim and transitional housing, outreach, workshops and more. P.A.T.H. is one of the only shelters I'm aware of that will accept perishable food donations. Every year, especially around the holidays, we are blessed with an overabundance of food. Taking extra meals over to P.A.T.H. is a way to bring some home cooked cheer to

those less fortunate. Whether it's an extra pie or container of stuffing, the residents of P.A.T.H. will gladly accept and appreciate it. For more information, visit the website: www.epath.org



If there is a community event with which you are involved and would like a notification about it in this newsletter, please feel free to let me know. We need the information about a month in advance so if something is happening in December that you would like mentioned in this publication, feel free to reach out:

ben@benleeproperties.com or (310) 858-5489. Thank you!