

Cheviot Hills

The greatest neighborhood in the world

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RESIDENTIAL BROKERAGE



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El Perrito

By BEN LEE

Is it just me or have you noticed an inordinate amount of roofs being worked on around town? I'm often walking our dog Yoda around the neighborhood and last week I was struck by the amount of construction going on, especially work being done on roofs. Then it hit me! Of course! Neighbors are smartly preparing for the highly anticipated "El Nino," that magical, marathon storm of mystery set to hit land sometime this November. When it rained last month, I overheard so many people wonder out loud with breathless excitement: "Is this it!?! Is it here?" It was as if a rock star's private plane had just landed in our collective driveways and we were all eager to roll out the red carpet to have him stay a while. It rains so infrequently here that Yoda (our aforementioned dog we've had for almost two years) couldn't stop barking at the water drops falling from the sky. He was acting as though we were under attack from some kind of alien invasion.

I hope the meteorologists aren't over-hyping El Nino's arrival because there will be many disappointed people if this rain doesn't materialize. But if 2015 bears any resemblance to the last time Los Angeles experienced a real El Nino, then I can attest that this will be no innocent drizzle. This rain means business. I remember the last time this crazy storm came to town. It was the late 1990s and my girlfriend at the time had just rescued this down-on-his-luck old dog out of the pound. This poor guy named Walter suffered from just about every malady known to dogs: relentless allergies, an unfortunate hair lip, blind in one eye and nearly deaf. His legs were so weak that he often couldn't balance himself on one of them when he lifted the other to do his business. These issues might have been considered negatives to most people, but not to my girlfriend. They endeared Walter to her even more.

Desperate to save him from living out his last days in a cold, sad cell at the pound, she and her sister/roommate rescued Walter and brought him home. Just in time for the wettest and stormiest winter Los Angeles had experienced in decades. A week or so after Walter had settled in to his new apartment, El Nino



struck with a vengeance. That meant trudging this poor old dog up and down the street at all hours of the day and night, in the rain. And not any rain. EL NINO! I'll never forget seeing Walter out on the sidewalk, rain coming down in sheets, the rest of us getting wet but not Walter. That dog was sporting a brand new yellow rain slicker and hat, still losing his balance and toppling over every time he lifted his leg to pee. The rest of the world was running for cover but there was Walter: deaf and blind but out of the pound and wearing a slicker. The happiest dog on the block.

Happy to say, a few years later, I married that girlfriend and today, in addition to our three boys, we have a French Bulldog pup named Yoda. Yoda's not too much like Walter- in fact he's basically the opposite. But two traits they both share: a fierce devotion to their humans and the habit of waiting by the door when it's time to go out, stormy weather or not.

So, good luck this winter! While you and your neighbors may be preparing for El Nino by patching up roofs and cleaning out the storm gutters, you'll probably see me at the local pet store, seeing if there's a sale on slickers.



My featured listings

BEN LEE - ESTATES SALES

Rancho Park – ACTIVE!



A stunning, brand new, architectural masterpiece inspired by the great paintings of Mondrian, this 3 bedroom, 2.5 bath home on Ashby could be considered one of the most unique and complex properties in Rancho Park. Created by Apel Design, this home truly embraces the idea of minimalist chic with a modern edge. The entire first floor is open, allowing for flow between the formal dining room, spacious kitchen and formal living room. The kitchen has all new state-of-the-art appliances and finishes as well as a spacious island with social dining seating. Upstairs, taking full advantage of the massive skylights above, there is a bright yet relaxing lofted seating area. Also upstairs you will find the exquisite master bedroom suite that is attached to a rooftop deck and extremely private patio. There is another bedroom upstairs with a sumptuous view of the rooftops and treetops below. Utilizing a drought resistant water conservation system, the backyard still offers a lovely Zen-like water feature in addition to plenty of grassy areas on which to relax or play. Located in the award winning Overland School District, reserve a moment to visit this home and appreciate that good design is still very much alive and well on the Westside.

10801 Ashby Ave – Offered at \$1,899,000

Beverlywood – ACTIVE!



A spectacular home in Beverlywood, this 5 bedroom/3.5 bathroom, recently remodeled, two-story traditional is a sight to behold. Originally built in 1941 but fully updated just a few years ago, this home offers sumptuous details such as: all hardwood floors, crowned moldings, large and spacious bedrooms, sweeping views, Bay windows, formal wainscoting, and so much more. The chef's kitchen has stainless Viking appliances, beverage and wine refrigerators, granite countertops with designer backsplash and a convenient breakfast bar. There is an attached formal dining room, great family room as well as a picture-perfect fireplace that anchors the formal living room. Up the dramatic staircase, one will find the master bedroom suite complete with high peaked ceilings and a bathroom with dual sinks in the marble topped vanity and a sunken spa tub. There is a whimsical children's wing with bathroom and every inch of this home had a designer's eye in mind. This philosophy extends to the outdoors where you'll experience a highly stylish outdoor black and white covered patio in addition to a lovely stretch of grass for kids to use and enjoy. Located in the Canfield school district, this home just may be your next dream come true.

9500 Sawyer St – Offered at \$2,399,000

Cheviot Hills – ACTIVE!



Located on a serenely quiet street, so pleasing to its residents that a home hasn't changed ownership in almost a decade, this recently remodeled, Spanish style, nearly 4,000 square foot home with breathtaking views of the entire city is as picturesque as it is practical. It offers a wide array of amenities such as: original Spanish style archways, impossibly high ceilings, massive amounts of storage, two-zone heating/air conditioning, recessed lighting and a stunning, over-sized pool. There are five bedrooms and four and a half baths, each meticulously remodeled with an eye on style: On the ground floor, you'll find the exquisitely designed kitchen with state-of-the-art appliances, custom-built maple cabinetry and two separate pantries. The yard is tailor-made for a party, with a pergola-covered entertaining area adjacent to the swimming pool. This house has a finished lower level with laundry facilities, ample storage space, and a very private 5th bedroom and bath with separate entrance. Situated on a nearly 9800 square foot lot and just a stone's throw from the award-winning Castle Heights elementary school, I invite you to visit this lovely home today.

9826 Burgen Ave – Offered at \$2,599,000

Cheviot Hills – FOR LEASE



A picture-perfect family home located on a tranquil, tree-lined street in Cheviot Hills, this four bedroom/three bath, single story house is benefitted by 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. The updated kitchen has granite countertops and stainless appliances, there is elegant wainscoting in the formal dining room and an idyllic picket fence provides excellent curb appeal. Nearly 3,000 square feet in size and walking distance to the award winning Castle Heights Elementary School, this house will make your family feel right at home.

**10127 Cheviot Dr –
Reduced to \$6,500 per month**

Cheviot Hills – NEW CONSTRUCTION



Imagine an idyllic oasis in the heart of Cheviot Hills. Featuring a brand new, top-of-the-line construction that is setting the standard of excellence for homes in our area. This work of art (in progress) from Diamond West Distinctive Homes promises to be nothing short of exquisite. A grander expression of the Traditional style, and set back but flush with the street allowing for access with ease, the beauty of this nearly 5700 square foot, 6 bedroom/7 bathroom home will stun you from the onset. Featuring a formal living room, formal dining room, family room and entertainment loft, the soaring, vaulted entryway will bask the entire two-story home in light. This property will be nothing short of an architectural triumph that will make any family proud to call home.

**2921 Cavendish Dr –
Offered at \$5,250,000**

Cheviot Hills – NEW CONSTRUCTION



This brand new 4,449 sq. ft. home in the Cheviot Hills area sits on a 7,567 sq. ft. lot. This two story home is designed with a Cape Cod inspired facade featuring colonial windows with shutters and planter shelves, paneled french doors, a trellised upstairs balcony and a covered downstairs porch. Inside is an expansive and modern floor plan with central air conditioning, a study, playroom and a gourmet kitchen with island. There are four bedrooms upstairs and another bedroom downstairs. The master suite has a fireplace, access to the upstairs balcony, his and her walk in closets, dual vanities, a free standing tub and a spacious shower. Located on a corner lot adjacent to Rancho Park Golf Course with city skyline views.

**10452 Lorenzo Pl –
Offered at \$4,500,000**

Beverlywood – ACTIVE!



A delightful and bright, traditional style family home on an approx. 7500 lot in the Beverlywood HOA, this 3 bedroom, 2.75 bathroom house offers plenty of fine features! This home has a picturesque view, supple hardwood floors, two fireplaces, a formal living room, dining room and family room. The kitchen is light and cheerful and has a connected laundry facility. There is a unique sunroom/conservatory with a staircase and one floor down you will find a spacious in-laws' suite. The bathrooms and kitchen could withstand some upgrading to create your absolute dream home in a fantastic, family friendly neighborhood.

**1565 Reeves Street –
Offered at \$1,749,000**

Sherman Oaks – IN ESCROW



3780 Regal Vista Drive

Culver City – SOLD OVER ASKING



4249 East Blvd #1

Cheviot Hills – LEASED!



10450 Dunleer Dr

Castle Heights – SOLD, OVER 100,000 OVER ASKING!



9415 Kramerwood Pl

Westside – SOLD, OVER 100,000 OVER ASKING!



2514 S Bundy Dr

Westwood – SOLD



1740 Malcolm Ave #103

Cheviot Hills happenings

Halloween Safety Tips



By BEN LEE

To a great percentage of our population, October just means one thing: Halloween! Every year, hundreds of neighborhood kids and their families head out the door to trick-or-treat up and down our streets. Let's just take a moment to remember some safety tips, whether you're accompanying your little ones or passing out candy from home.

1. Ditch the masks and use make up instead- It's hard to see sometimes from

those small eyeholes of a mask so it's a better plan to use make up if a 'face' is required for a costume.

2. Replace candles in pumpkins for lights- Nothing beats the spooky glow of a real candle but a safer choice would be to put tiny flashlights inside your carved pumpkins, instead. Not worth the risk of a costume catching fire on your front steps.

3. Watch the road- unfortunately, our streets aren't blocked off for the holiday and the fact this year's Halloween falls on a Saturday means it'll probably be busier

than in past years. Take extra caution when crossing the streets and, if you're a driver, SLOW DOWN!

4. Use reflective tape- if you're planning on going trick-or-treating after it gets dark, you can put small strips of reflective tape on your child's costume to help make him/her more visible to drivers.

5. If you go out, turn your light off but if you're home, leave it on to let trick-or-treaters know you are open for business.

Hope everyone has a very safe, extremely fun and a Happy Halloween!

October Happenings

By BEN LEE

There are so many fun, social get-togethers happening around town this month, you have virtually no excuse to stay home. Seize the opportunity to get out into your neighborhood and meet some new friends and neighbors.

If you're looking for fun for the whole family, come on down to Castle Heights Elementary for our annual Fall Festival on October 18! Rides, inflatables, lots of games, prizes and an excellent way to check out this gem of a local public school.

My wife is hosting October's Cheviot Ladies' Wine Night gathering on the 21st and you're welcome to join. What started years ago as a handful of Cavendish neighbors hanging out, enjoying wine and each other's company has expanded to include ladies from the entire neighborhood. A different hostess opens up her home every other month and it's

a lovely way to meet friends and neighbors. Email Lilli for all the details: lillijlee@yahoo.com.

Another event to make note of this month: the Country Club Estates will be hosting its annual block party for residents who live within the boundaries of this group of houses. Bouncies, food, ice cream, games and more will be in store along Cheviot Drive on October 25. If you're curious whether or not your residency qualifies, email Allyson Saunders: allyson@agsaunderslaw.com.

Finally, Halloween is on a Saturday night this year! Join in the fun by trick-or-treating with your kids and meet your neighbors. Beverlywood and Cheviot Hills are considered two of the best neighborhoods on the Westside for this annual holiday tradition so get into the spirit of things by stocking up on some candy and giving the neighborhood kids a real thrill.

RAFFLE

By BEN LEE

We received an unprecedented amount of entries trying to win a \$50 gift certificate to The Apple Pan. Thank you to all of you who entered. Alas, there can only be one person lucky enough to enjoy \$50 worth of Hickory Burgers, fries and Banana Cream Pie (do not deny yourself this delight. Truly.) Congratulations, Daphne White. You are the lucky winner! For our next neighborhood give away, look no further than across the street to the always enjoyable

Westside Tavern on Pico! This popular pre/post-movie destination offers a sophisticated menu at humble prices. Open for lunch and dinner, the food never disappoints and the cocktails are pretty tasty, too. For your chance to win \$50 to Westside Tavern, please email me at ben@benleeproperties.com and write 'TAVERN' in the subject line. Please let us know your first and last name and the best way to contact you in the body of the email. We will draw a winner at random at the end of October and let you know soon after. Good luck!!



Escrows

By Michael Harris

An escrow is an independent third party that owes fiduciary duties to carry out instructions in the closing of a real estate transaction. So that monies for a purchase are not taken by the seller prior to the buyer being assured that he will have title as promised, an escrow agent is generally used for the purpose of transmitting purchase funds simultaneously with the recording of the transfer deed. There are escrows that are licensed by the California Department of

Business Oversight called licensed escrows and other escrows which are usually outside the licensing requirements of the Department of Business oversight generally called controlled escrows. Because the escrow is holding monies that belong to others it is prudent to be aware of the escrow which is handling your transaction and under what licensing authority, if any. In general it may be safer to utilize a licensed escrow however the important thing is not to accept just any escrow without an awareness of its business history.



BEN LEE
PROPERTIES

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