

NO. 34
January 2016



Cheviot Hills

The greatest neighborhood in the world



#10

Coldwell Banker Agent
in the World

Top 1% of Agents Internationally 2009 - 2014
#2 Agent in the Top Producing Office in the Country



RESIDENTIAL BROKERAGE



BRE # 01808926

©2015 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker® and the Coldwell Banker Logo, Coldwell Banker Previews International® and the Coldwell Banker Previews International Logo, are registered service marks owned by Coldwell Banker Real Estate LLC. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals. If your property is currently listed for sale, this is not intended as a solicitation.

PRSR STD
ECRWSS
U.S. POSTAGE
PAID
EDDM Retail

*****ECRWSS*****

LOCAL
Residential Postal Customer

Sweet 2016

By BEN LEE

Hello and Happy New Year! It's hard to believe it's already 2016. I remember so vividly when it was New Year's Eve, 1999 and we were all half expecting the world to implode at the stroke of midnight. For a week before New Year's, practically everyone was running around getting cash withdrawals from ATMs just in case those dreaded computer glitches were to materialize. We stocked up on extra water and supplies just in case all the supermarkets' doors were sealed shut. Looking back now, that was all just a tiny bit of a paranoid over reaction to what ended up being a totally normal New Year's Eve celebration.

Growing up, my parents didn't want me or my friends to risk being on the roads on New Year's Eve, so they began a tradition that continues to this day. They would host a huge, raucous party and invite all of their friends. They would encourage my brother and me to invite our friends, too. There would be a massive amount of food, decorations, people, laughter, dancing and merriment. Then, at about 11:57pm, we'd run around the house to find as many pots, pans and long handled spoons as we could and then race outside just before the ten-second countdown would begin. As soon as the clock struck midnight, all of us, the young and old(er) together, would

bang those pots and pans as hard as we could, all celebrating the start of a new year side by side on an exuberantly loud and happy note. Nowadays I'll sometimes run into high school friends I haven't seen in a while and often one of the first things I'll hear is, "Remember how much fun we used to have at those New Year's parties at your house??" That always makes me feel good. My kids are happy to carry on the Lee family tradition, too, especially the banging of the pots and pans part. It's rather remarkable that we now have three generations celebrating together. I can't think of a better way to begin a new year than in this wild and wacky way.

No matter how you have chosen to ring in the new year, I hope 2016 is already off to a healthy and prosperous start for you and your loved ones. I look forward to seeing you out and about in the neighborhood all year long. Here's to a sweet (20) sixteen!



Pie in the sky

Have you enjoyed using your Ben Lee Properties pie cutter? It was our way of saying 'thank you' for your continued trust and support of our real estate team. And we also wanted to wish you a new year that's as sweet as pie, no

matter which way you slice it. If you never received one, please contact me at: ben@benleerealestate.com or try my cell: 310-704-6580 and I'll happily send one to you. Just like that, as easy as pie!

For your first use, I'd recommend my pecan pie recipe:

- 3 eggs
- 1/2 cup plus 2 tbsp sugar
- 1/2 tsp salt
- 1 cup dark corn syrup
- 1/4 cup melted unsalted butter
- 1 cup pecans
- One 9 inch unbaked pie shell

Mix eggs, sugar, salt, syrup and melted butter until well blended. Stir in pecans. Pour filling into pie shell and bake at 350 degrees until center seems almost firm, about 40 minutes.

Serve with lots of whipped cream!!!



My featured listings

BEN LEE - ESTATES SALES



Beverlywood – COMING SOON!

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 –

Castle Heights - NEW LISTING!



OPEN SUNDAY 1/10/16 – 1-4PM

A traditional home with a cozy, vintage feel- this 1700+ square foot house in the heart of Beverlywood is a terrific family home. Presenting three generously sized bedrooms, two bathrooms, all hardwood floors, a formal dining room and extremely bright kitchen with ample counter and storage space, there is also a formal living room with fireplace as well as an enormous wood-paneled den. Conveniently located in a family-friendly neighborhood within walking distance to the award winning Castle Heights Elementary School, this is a lovely home with many possibilities.

9517 Cattaraugus – Offered at \$1,099,000

Beverlywood – IN ESCROW!



Nestled in the picturesque nook where Hargis meets Cardiff in Beverlywood, this warm and inviting home is ready for a family to open its doors and move right in. This three bedroom, two bath home is brimming with character. The generously sized bedrooms each have ample closets, pretty views and are basked in light. The yard is also accessible from the den and with its flat, grassy play space adjacent to the large patio entertaining area, it is ideal for a perfect outdoor party flow. Proximity to the award winning Castle Heights Elementary School, this much loved home deserves your immediate attention.

9436 Hargis St – Offered at \$1,249,000

Cheviot Hills – SOLD!



An impeccably designed home in the heart of Cheviot Hills, this beautiful property is magazine photo shoot ready. Step into the decorative tiled foyer and you will then see the exquisite living room which offers hardwood floors, vaulted ceilings, exposed beams, fireplace and tranquil view. Each of the bathrooms in this three large bedroom/two bathroom, over 2,400 square foot home were meticulously remodeled as were the master bedroom closets, as well. Located in the award winning Overland School district, this impeccable home on Manning Ave, Cheviot Hills deserves your immediate attention.

2750 Manning Ave – Offered at \$1,699,000

Cheviot Hills – NEW CONSTRUCTION



Imagine an idyllic oasis in the heart of Cheviot Hills. Featuring 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 Sq Ft, 6 Bedroom / 7 Bath home will stun you from the onset. 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. Located on a corner lot adjacent to Rancho Park Golf Course with city skyline views.

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

Beverlywood – IN ESCROW



A classic, California craftsman on Oakhurst Ave, Beverlywood, this picturesque home has all the features to allow for both character and function. The living room is anchored by a cozy wood-burning/gas log fireplace and punctuated by an abundance of light through Andersen double-hung windows. Andersen French doors lead out from the master bedroom to the rustic backyard that includes a grassy area, as well as patio and covered hammock area/pergola, both perfect for playtime as well as entertaining. This wholly unique home in the award winning Castle Heights Elementary school is most deserving of your immediate attention.

3047 Oakhurst Ave
– Offered at \$865,000

Beverlywood – SOLD!



A delightful and bright, traditional style family home with a picturesque view! Situated on an approximately 7500 sq ft lot in the Beverlywood HOA, this 3 bedroom, 2.75 bathroom house offers plenty of fine features ready for upgrades or build your dream home. Currently the home boasts 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. This is the perfect spot to upgrade the current house or build your perfect dream home all in a fantastic, family friendly neighborhood.

1565 Reeves St
– Offered at \$1,675,000

Cheviot Hills happenings

Our Neighborhood through the Years



By Michael Harris

Part three of an on-going series about memories of our neighborhood from the old days.

When the Rancho Park Golf Course opened to the public in about 1948 you had to be 13 years old to play or caddy. There were no golf carts so the local kids vied to carry the bags around the 18 holes which were called "loops" for the players who did not want to carry their own clubs. The original green fees were \$3.00 for 18 holes. The bus station hub was at Pico and Rimpau where the red car took the downtown professionals to their offices in the Subway Terminal Building. The Apple Pan came to its present location early but I was never a fan. It was too much like Johnny Rockets. The Pico Drug Store also had a place serving lunches and the Ben Franklin 5 and 10 cent store had glue and models to make. Transportation was safe and efficient on the Airdrome bus, but we also relied on bicycles. The first bicycle with gears to show up post WW2 was my three gear ride that my father shipped to me from England. It was a Hobbs of Barbican which was an exotic number that left many of my contemporaries jealous. However, the test of a bike rider in those days was whether he could brag that he made it up the Draper Hill or the Overland Hill. Then if he made it up he had to admit whether he had done so straight

up or by zig-zags. Even though I had the only bike in the neighborhood with gears since there only three, and since my abilities were not that great, I never could make it up those hills, although the Patricia Hill was within my range. We often biked to or walked to the Picwood theatre on Friday evenings for films and socializing. It may be well also to remember the names of the teachers at Overland Ave School in those days of the mid 1940's. I am sure they are all gone by now but one can not minimize the influence they had on developing minds: there was Miss Fleming for the 4th grade, Mrs. Estill for the fifth grade; and the sixth grade was a split class between Miss Bont and Miss McMurray. The newer kids ended up with Ms. Bont and the kids who had been at the school longer were with Ms. McMurray. But even the Bont class went to Ms. McMurray's for art instruction. One thing each of those teachers emphasized with class rooms festooned with letters on banners was cursive handwriting. I understand that today cursive writing is not taught and maybe not encouraged but in the day it was a big part of getting a decent grade. At Overland in those days there was only the front building where Ms. McMurray's class was held, and the Miss Bont students were shunted outside to a hot muggy bungalow which was always a little second class.

Apple Pan Forever!



By BEN LEE

I agree with my father-in-law on almost any topic. I take exception, however, to his being not a fan of the Apple Pan. Here is a blog I wrote about the best burger in Los Angeles. For more blogs like these, please visit my website: www.benleeproperties.com

Sometimes on a Saturday or Sunday (provided I'm not working at an open house), my favorite thing to do is gather up my wife and three boys and enjoy a tasty burger. Luckily we live close by to the finest local burger joint in the world. I am not exaggerating. Sure, In & Out is spectacular- no argument there. But when it comes to the best hamburger in Los Angeles, you really need to look no further than the Hickory Burger at the Apple Pan. Located on Pico Boulevard where Rancho Park meets Cheviot Hills, the Apple Pan has been in the same location since the early 1940's. It even held firm and refused to be bought out back in the 1980's when the Westside Pavillion shopping mall tried to expand and create a bridge to shops on the opposite side of the street. Now, I believe, it has been deemed an historical landmark and will (hopefully) remain firmly placed in that location forever. The restaurant has a variety of items on the menu including tuna fish sandwiches and absolutely scrumptious pies (the apple is fabulous but you haven't tasted heaven until your first bite of banana cream. Or boysenberry. Or peach, when it's in season). But, all of that is truly secondary to the main event: the hamburger I like to call the mighty Hickory (and get it with cheese). The burger patty is thick and succulently tasty and the special sweet hickory BBQ

sauce is the perfect counterpart to the crisp, cold lettuce. Everything is made to order and you can watch the gentlemen grill your food from your red vinyl stool perch behind the counter. Sodas are served in paper triangular cups in metal holders, contraptions straight out of the soda countered 1950's. I typically indulge in a cup of coffee, though, because the secret of a perfect cup of joe? Real freaking cream swirled right in the middle and the Apple Pan does not disappoint here whatsoever. The fries are so good, they're probably pretty unhealthy but the portions are grand enough to share with your kids or even the strangers sitting next to you. Customers know the drill- there is no check-in list or number called. People walk in and kind of wait until a stool vacates before they can sit down. If diners linger too long, they know they're going to get in trouble. Only one stool opens up but there are 3 in your party? Sorry kids, you're going to have to stand. Daddy's hungry. You may not actually even sit with your entire party and that's OK. The food is that level of worth it. Customers also know they're not going to come and hear about specials or healthy choices or the kale/quinoa/aioli du jour. They know they're not necessarily going to be treated all that nicely. And that's OK! They can get 'nice' from their parents. They come here to get the best burger in all of Los Angeles and if the customer service isn't quite up to snuff, they can certainly take their whole pies to go. The only thing customers really have to remember is to bring cash because Apple Pan doesn't take plastic, tip generously because the waiters deserve it and don't try to come on Mondays because it's closed.