

Cheviot Hills

The greatest neighborhood in the world



NO. 41
August 2016

The Lee and Adler family enjoying dinner at Kotoya on National Blvd.



**BEN LEE WAS
NAMED THE
#1 REALTOR
IN COLDWELL
BANKER BEVERLY
HILLS NORTH**

**THE #1 COLDWELL
BANKER OFFICE
IN THE WORLD!***

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*We're
ready to
bring the
best to
your
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*RESULTS MEASURED THROUGH JUNE 2016

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Uncle Ben's

By BEN LEE

A lot can happen in a very short amount of time. My family and I went away for a week on our annual trip to the UCLA family camp in Lake Arrowhead (Bruin Woods) and while we were there, my brother Josh had a baby boy. This baby has already accomplished more in a moment than many of us can boast in a lifetime because, just by being born, he has made my brother a father, my wife an aunt, my boys first-time cousins, and me, an uncle. Quite a few roles for an infant to take on! But he's very smart, highly motivated and extremely up to the task.

Last year, when my mother Roberta's health began to decline, her most fervent wish was to live long enough to see my brother and brother-in-law become fathers. Little did she know that the plan was already in motion and nothing gave her more joy during the last year of her life than to follow the journey of this somewhat miraculous creation. She was able to communicate via Skype with the surrogate in Idaho and witness her growing shape over the computer screen. She would pour over the 3-D ultrasound pictures Josh and Brady would bring back from their visits with their surrogate to her doctor's appointments. My brother and Brady had moved in with my mom in Cheviot Hills while their house in Topanga was being renovated, so the three of them would spend hours talking about the baby; preparing for his arrival, imagining the kind of person he was going to be. Sometimes, in fact many times, there would be no words- she would just smile with excited anticipation, tears in her eyes, just thinking about my brother



becoming a father. One of my mom's strongest motivations to keep fighting her battle against cancer was to be able to welcome this baby with open arms into our family.

Exactly two months to the day after my mother passed away, baby Roberto was born. And he came back to her house with his dads and was as warmly embraced into our family as she had hoped for. There were tears and laughter and excitement and joy- and even though we were all thinking of my mom and missing her so much, knowing how special of a moment this was and feeling heartbroken that she wasn't there to savor it, too- there wasn't sadness. Seeing this baby in my mother's former home and feeling her essence all around us, imagining her excited reactions to every single tiny finger and toe... there wasn't sadness at all. It just felt happy and right and gave us a sincere appreciation for the legacy she left. Because when you happen to be the smartest, most attractive, best behaved, kindest and funniest three week old who lives just two short blocks away from a first time uncle, auntie and three eager cousins- your village has been firmly established. My boys have made it a daily habit to run down to visit Roberto, help give him a bottle and a snuggle or two before running back the two blocks to our

house. If our door opens and we see the front wheels of a stroller pushing in, we know that Roberto and his dads have popped by for a visit. The blessing of living so close is indescribable and this little village within our community feels like a pretty great place to be raised.

We know our love and devotion is no substitute for the best grandmother

Roberto never had the chance to meet, but her life lives on in him. Telling him stories and sharing memories will be the gift we can give to him and this tiny baby, my first nephew and my mother's namesake, will be raised knowing the important role she played in his life- long before he was ever born.



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My featured listings

BEN LEE - ESTATES SALES

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 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. An impressive kitchen with walk-in pantry will have only the finest in appliances and finishes. There are two bedrooms downstairs, ideal for maid and/or guest, each with an adjoining bathroom. All of the shared living spaces downstairs flow together in harmony, punctuated by elements that give the home its character: Bay windows; a computer alcove;

fireplaces; even a cozy library with built in bookshelves.

Travel up the dramatic, curved staircase to behold the second story that includes a master suite like none other! Enormous does not even begin to describe the scope of the master bedroom, walk in closet and en suite bathroom. There is also a terrace so that when the French Doors open, the inhabitants can enjoy a sprawling view. Down the hall from the master is the entertainment loft and children's bedrooms, each with their own conveniently attached bathroom.

The backyard will provide the paradise a buyer of this caliber has come to expect and deserve. Complete outdoor kitchen, dazzling swimming pool and spa, covered patio for entertaining.

Situated on an over 10,000 square foot lot in the award winning Castle Heights School District and including the most state-of-the-art technological advancements in home security, lighting, sound and CCTV equipment, this property will be nothing short of an architectural triumph that will make any family proud to call home.

Cheviot Hills – IN ESCROW!



Please call for Private showings! Watch my social media for open house information!

2921 Cavendish Dr – \$5,250,000

Cheviot Hills –



Open House August 14th 2pm-5pm

2864 McConnell Dr – \$3,895,000

Be an opportunity to own this iconic home in Cheviot Hills. Perched on a hill with views from virtually every direction, this 3,670 square foot home is a stately nod to a bygone era. 4BR+3.5BA plus study, a formal living room with French doors leading out, a formal dining room leading to the kitchen that overlooks the enormous great room. Grand staircase to all bedrooms each with ample closets & the size of the rooms are generous. Great lot of 11,400 sq. ft. with a backyard that offers a pool & mature landscape.

Cheviot Hills –



10615 Rountree Dr – \$1,999,999

Remodeled home on Rountree, 3BR+3BA boasting 2000+ sq. ft. New closets, new hardwood floors, baths, crown moldings & kitchen are just a handful of the improvements made to this already charming home. The formal living room offers intricately leaded glass cabinetry & a cozy brick fireplace. A terrific flow is created by how the den leads to the breakfast nook & stylish kitchen. Saltwater pool, spa, Zen-like garden & brick patio all in the Overland School District.

Cheviot Hills –



Open House August 7th 2pm-5pm

10367 Cheviot Dr – \$2,095,000

Beautiful Spanish style home with horseshoe driveway. This 6BR+7BA property is spacious and airy, featuring a grand family room with a high open beam ceiling and beautiful stone fireplace. Located in the award-winning Overland Avenue Elementary School district in a lovely neighborhood, this home is a must see.

Beverlywood Adjacent –



8954 Helms Place – \$899,000

In one of the most up-and-coming neighborhoods for young families, this Beverlywood Adjacent, traditional style, 3BR+3BA, 1771 sq. ft. home is conveniently nestled within a stone's throw of downtown Culver City, the SORO arts district, and easy access to the Expo lines. Boasting a charming backyard, perfect for entertaining and outdoor barbecues; this home is tailor made for a family looking to put down its roots in style.

Silver Lake –



1459 Angelus Ave – \$849,000

Full of personality, this Silver Lake bungalow is the perfect place to call home. Quiet and private, with a great front yard featuring a hot tub and barbecue, perfect for entertaining! Inside, 3BR+2BA, updated kitchen with plenty of counter space, fantastic family room, and bedroom downstairs would work perfectly as an art studio or gym. Property offers rare off-street parking for 2 vehicles. Truly a Silver Lake gem.

Beverlywood Adjacent –



3119 S Durango Ave #1 – \$799,000

Spacious inviting front-facing townhouse unit in Beverlywood Adjacent neighborhood. Relaxed bright open living spaces with beautiful wood floors, high ceilings, tiled kitchen and baths. First floor has open concept living and dining spaces boasting fireplace, built-ins, and delightful galley kitchen. There are two bedrooms upstairs, again with high ceilings, ceiling fans and stack laundry in hallway closet. Third level is shared outdoor deck with refreshing views. Located in the Castle Heights School District; close to light rail, SORO District and the Culver City night life.

Beverlywood – COMING SOON!



2235 S Beverly Dr –

NEW CONSTRUCTION!

Call Ben to Discuss
Offer Before Market!

Cheviot Hills – COMING SOON!



10366 Lorenzo Drive – \$2,095,000

GREAT PROPERTY!

Call Ben
for Details!

Cheviot Hills | 10271 Bannockburn Dr | SOLD

Cheviot Hills | 10595 Butterfield Road | SOLD

Beverlywood | 9720 Beverlywood St | SOLD – MULTIPLE OFFERS OVER ASKING

Beverlywood | 9032 David Ave | SOLD – MULTIPLE OFFERS OVER ASKING

Cheviot Hills | 10452 Lorenzo Place | SOLD

Westwood | 1633 S Bentley Ave | SOLD – REPRESENTED BUYER

Mar Vista | 3571 Colonial Ave | IN ESCROW – REPRESENTING BUYER

Cheviot Hills | 10418 Dunleer Dr | PENDING – REPRESENTING BUYER

IMMEDIATE BUYER NEED: I have an ALL CASH BUYER looking for a home that has an 8,000+/- sq. ft. lot. Timing is flexible. I know them and am confident they will be easy to work with so if this fits the description of your property and you'd like to talk more about it, let me know: **310-704-6580!**

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.

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Cheviot Hills happenings

Scout's honor

By Michael Harris

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

The Boy Scout troop in the old days met at Marshall P Riddick youth center across from Overland Ave school.

Most of the grade schoolers were anxious to win their merit badges. The scout leader was Vernon Lee whose son Richard was an Eagle and whose wife, Mrs. Lee was the local piano teacher. The scouts went to Jamborees at Camp Josepho and to outdoor encampments at Buckhorn Flats.

When we got a little older some of us left scouting before qualifying for Star or Life or Eagle rank and then attended Pasteur Junior High which was on 18th Street near La Cienega (now known as

LACES). This was before Palms Jr High was built. To make the longish ride to Pasteur we rode the yellow school bus which came for us with stops along Motor Ave.

It was early every morning and in the winter it was plenty cold waiting for the arrival, but aboard the bus was a mini-world of relationships and chatter. Most of the boys would spout baseball statistics and the girls of the bus were all at the hormonal age of reaching puberty but the topics of their conversation were not discernible to those of us only interested in the antics of Broadway Billy Schuster, Frank Kelleher and the other stalwarts of the Hollywood Stars and Los Angeles Angels which at the time was the owned and operated farm team of the Chicago Cubs owned by the Wrigleys and which played in



1953 Boy Scout Jamboree

a ballpark precisely modeled on Wrigley Field in Chicago.

It was down in South LA and has long since been razed although on occasion I would go down there for a game accompanied by Elmer Ammons who was the bat-boy for the Stars and who lived with his mother who was a housekeeper for one of the homes on Forrester.

Anyway, at Pasteur, the biggest event was a period called nutrition. The cinnamon raisin rolls were

stupendous and no matter how hard I look I have never found their equal since. When the bonfire tradition before the UCLA vs USC game was abandoned the rally committee came up with spectacular card stunts which wowed everyone as they spelled out various things all by students holding up colored cards in sequence. It was a difficult and exciting spectacle part engineering and part art, and the person behind it was one of the neighborhood-

adjacent friends named Peter Artzt. One final note in the passing of things fondly remembered is the fly casting lake above the baseball diamonds at Rancho Park Playground where the water loving dogs of the neighborhood could cavort and where we could sail our pond boats. Why it was removed may have something to do with mosquitos and algae and maintenance costs but I count it as a big shame and a loss.

RETRACTION

WE'D LIKE TO RETRACT A STATEMENT THAT WAS MADE IN AN ARTICLE WRITTEN LAST MONTH BY MICHAEL HARRIS. IN IT HE SAID: "WHILE THE CHEVIOT HILLS REAL ESTATE BROKERAGE KING IS BEN LEE, IN THE OLD DAYS IT WAS DOMINATED BY HEYLER REAL ESTATE WHICH HAS NOW DISAPPEARED..." I'M HAPPY TO SAY THAT HEYLER REAL ESTATE IS STILL VERY MUCH IN BUSINESS AND HAS DEFINITELY NOT DISAPPEARED. ON BEHALF OF MY FATHER IN LAW, OUR SINCEREST APOLOGIES TO EVERYONE AT HEYLER FOR THIS UNFORTUNATE ERRONEOUS STATEMENT.

Remarkable Ramen Raffle Inspires Italian

By BEN LEE

Congratulations, again, go to Brian and Heidi Adler who won the raffle to dine at the very popular new Ramen restaurant on National: Kotoya. And because we happen to know and love the Adlers, Lilli and I crashed their dinner party and enjoyed Ramen together. Don't be sad if you didn't win this raffle because there's always another chance to participate! This month we are pleased to raffle



off a \$50 gift certificate to the new Italian place on Overland called: The Doughroom. We read all the comments about it on Next Door so decided to try it and my family and I enjoyed it very much. Here's how you can win the gift certificate: simply send an email to: ben@benleeproperties.com and write 'DOUGHROOM' in

the subject line. Please include your name and the best way to reach you in the body of the email. That's it! We'll pull a name at random at the end of August and let you know if you're the winner. Don't worry- when it comes time to having your dinner at Doughroom, Lilli and I won't join unless you want us to!

We're Number 1!!

By BEN LEE

The rankings for the first half of 2016 have been released and I was proud to be recognized as the number 1 agent in my office: Coldwell Banker Beverly Hills North which happens to be the number 1 Coldwell Banker office in the world. An impressive feat that hasn't come easily but one I accept with gratitude, pride and excitement. I also recognize that this achievement wasn't attained without the help and support of my team: Lilli,

Elizabeth, Joe and Marshall. Not to mention all of my fantastic clients who've entrusted me with dozens of real estate transactions closed during the first half of the year. Together we have worked hard to make Ben Lee Properties the number one realtor in the busiest CB office in the world and that's something to celebrate. Let's raise a virtual glass and make a toast to keep up the momentum and maintaining first chair position for the second half of 2016, too. Cheers! And thank you so much!



BEN LEE
PROPERTIES

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