



NO. 42  
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# Cheviot Hills

*The greatest neighborhood in the world*



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*We're  
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\*RESULTS MEASURED THROUGH JUNE 2016

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\*\*\*\*\*ECRWSS\*\*\*\*

LOCAL  
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# The Castle's loyal subjects

By BEN LEE

Our family has yet to experience the 'Empty Nest,' syndrome. One son went to sleep away camp this summer so we had a taste of what's to come when he eventually leaves for college but, thankfully, our current nest is a busy, bustling hub of activity that hasn't yet felt the void of a bird flying up, out and away. That is, until now. For the past seven years, our family has been blessed to be a part of a larger family: Castle Heights Elementary School and we will soon be out of its nest.

I remember how nervous I was on our first day of school many years ago. It was 9/9/09 and our son Mason (now a 7th grader) was starting kindergarten. My wife was nine months pregnant, due to have our 3rd son, Vincent, at any moment. We were in the auditorium, hoping and praying we could watch Mason march off to kindergarten without my wife actually going into labor. We were fumbling with our camera, trying to document the monumental occasion while trying to console our sobbing three-year-old, Spencer, despondent over the fact that he was too young to start kindergarten alongside his big brother.

After Vincent was born less than two weeks later, all three of our boys were basically raised on the Castle Heights campus. The teachers came to realize that if they had a Lee in their class, the other brothers would just be part of the unofficial roster, too. After Mason won student-of-the-month in first grade, Ms. Malloy created a special "Good Boy" certificate for two-year-old Vinnie. The following year, little Vince would just wander into Ms. Colina's second grade class and soon became the students' mascot. Fourth grade teacher Ms. Chinelli had a little desk set up with crayons so she could continue teaching her lesson while Vinnie could draw pictures in the back of the class. Ms. Yoon and Ms. LaBelle never had my boys in their classrooms but that didn't stop them from playfully shouting inside jokes across the quad or laughing with them in the halls. When Spencer's grandmother was so sick this past April, his 4th grade teacher Ms. Codd stopped everything to find a piece of artwork he had done so my mother could see it in the hospital. Mrs. Yamaguchi, Mrs. Pollanco, Mr. Rains and Mrs. Casady all helped shape and mold their love of learning and showed how fun going to school each day could be.

When we look back and think about some of the most memorable and zany moments from our sons' childhoods, this neighborhood school will play a significant role. Campus Campout, now copied at dozens of schools across the city, started at Castle Heights. The first year we did it, all of us sleeping over in tents on the grass, neighbors driving by thought it was some kind of a protest. Kids running around in pajamas the next morning, zipping around on their scooters, dirty and exhausted but grinning



and thrilled to the core. There were also seven years' worth of Fall Festivals, Jog-a-Thons and Amazing Races: community building activities that make families feel attached and connected to something really special.

The other parents and children we met at school have now meshed so seamlessly with our family that it feels like a giant reunion every morning at drop off. Walking to and from campus each day gives us the feeling that we really do live in a small town, despite the greater, busier city of Los Angeles buzzing all around us.

The week after my mother passed away, I came to school for a charity walk created by Spencer's third grade teacher Mrs. Casady (formerly Alexander). As soon as I stepped on to campus, I was immediately embraced. Starting with our principal, Mr. Kearney and extending to teachers and friends, one by one, arms reached out to bring me in, offering condolences, comfort and love. This is an experience you can't glean from taking a tour or looking at a school's test scores or Internet ranking. A moment like this reminds me why I'm glad we sent our sons here. This school is what family and community is all about.

Spencer started 5th grade with Ms. Ross a few weeks ago- his final year at Castle Heights. But it won't just be him graduating next June; all five of us Lees will be saying goodbye. And though it won't be easy to transition from this cozy nest we've called



home for the last seven years, it will be time to spread our wings and fly. But if the real estate business has taught me one thing, it's this: you never really completely leave your first home. I have a feeling we'll carry a little of our neighborhood school with us forever.

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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 – NEW CONSTRUCTION!



2921 Cavendish Dr – \$5,250,000

### Beverlywood – COMING SOON!



2235 S Beverly Dr

NEW CONSTRUCTION!

Call Ben to Discuss  
Offer Before Market!

### 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.

### Cheviot Hills – REDUCED PRICE!



2864 McConnell Dr – \$3,395,000

Rare 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.

### 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.

### Cheviot Hills



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



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 gallery 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.

### Cheviot Hills – SOLD!



10452 Lorenzo Place – \$4,145,000

### Cheviot Hills – SOLD!



10366 Lorenzo Drive

Cheviot Hills | 10595 Butterfield Road | SOLD

Westwood | 1633 S Bentley Ave | SOLD – REPRESENTED BUYER

Mar Vista | 3571 Colonial Ave | SOLD – REPRESENTING BUYER

Cheviot Hills | 10418 Dunleer Dr | SOLD – REPRESENTING BUYER

Cheviot Hills | 10271 Bannockburn Dr | SOLD – REPRESENTING BUYER

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

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

**IMMEDIATE BUYER NEED:  
FLEXIBLE ALL CASH BUYER  
looking for 8,000+/- sq. ft. lot.**

**Call Ben if Interested in  
Discussing!! 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

## Neighborhood Memories

By Michael Harris

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

All of the kids that lived in the neighborhood attended Hamilton High. Private schools were pretty scarce. There were Catholic Schools including Notre Dame on Overland which was originally co-ed and then became girls only. There were military schools like Black Fox which attracted mostly the disciplinary cases (or so was its reputation) so the bulk of the

people living in Cheviot, Palms and Beverlywood attended Hamilton High. Those were the days. It was the template school for the likes of the performers in Grease and Happy Days. It was also used for filming for the Stu Irwin television show. It was the critical shaper of the youth as exemplified by the wonderful principal Walker Brown and the Vice Principals who meted out paddling and lesser punishments for miscreants of which there were few. The hallways were festooned with the insistence that all of us obey the Three

C's: Courtesy, Cooperation and Common Sense. All was innocence but Walker Brown was wily enough to warn us not to be carried away in the cars on Hamilton Hill. Hamilton Hill was the spot at the top of Beverlywood (now covered in houses) where the view was romantic, and Doris Day purred about once having a secret love on the car radio with the lights low. The girls in the day seemed to all belong to social clubs with exotic names like, DeMoselles, Lorelles, Donatellos, and many others. They were not sponsored by the school but



Hamilton High School

were rather a way for the teenagers to bond with their peers, have parties, and act snobbish. There were also academics but the cutthroat

effort needed now to get into college was absent. You did your best and you took what came next in the innocence of Eisenhower prosperity.

## THIS MONTH'S RAFFLE - From the Doughroom to Steingarten



Steingarten

By BEN LEE

Thank you to all who entered our raffle to win the \$50 gift certificate to The Doughroom on Overland. Congratulations to Susan Yates, you are the lucky winner!! We hope you enjoy all the delicious garlic knots, pizza and pasta The Doughroom has to offer courtesy of Ben Lee Properties! Sorry to all who didn't win this time—but there is always another exciting raffle around the corner. This month we're giving away a \$50 gift

certificate to Steingarten LA, a gastropub on Pico that's fun for the whole family. Featuring a wide assortment of beers, burgers and a festive outdoor patio on which to dine, this neighborhood restaurant has a large menu and pleasant atmosphere. To enter, simply send an email to me at [ben@benleeproperties.com](mailto:ben@benleeproperties.com) and write 'STEINGARTEN' in the subject line. That's it! We'll draw a name at random at the end of the month and notify the winner soon after. Good luck!

## La Bella Cosa

By BEN LEE

I see it time and time again- a client closes escrow on a beautiful home and realizes that not all of their old furnishings will work well in the new house. They often wonder how best to create a new look mixing existing furniture with new pieces and I always suggest they ask my friends Heidi and Brian Adler over at La Bella Cosa in Culver City. Known for their passionate commitment to both artistry and craftsmanship, every piece of furniture they sell can be custom made to a client's specific needs. They are at the forefront of using CAD technology to design and execute furniture that begins as an idea and then becomes a reality. The Adlers started La Bella Cosa twenty years ago, literally raising their kids, Xan and Izzy, in their showroom at Helm's Bakery. They've recently moved to a new location on Hayden Place



where they're focusing on spending time with clients on a one-on-one and by-appointment-only basis. They feel this is the best way to give each individual their undivided attention, allowing them to then create a truly customized piece that reflects what the client really wants. The epitome of a family business, even when the Adlers aren't creating beautiful furniture at La Bella Cosa, they're still working side by

side, often making improvements at their kids' respective schools: Castle Heights and The City School. So, if you find yourself needing a furniture re-freshening, I recommend you check out their website: [www.labellacosa.com](http://www.labellacosa.com) and then give Brian and Heidi a call or email to set up a consultation: (310)-559-5142 or [info@labellacosa.com](mailto:info@labellacosa.com). They can help transform any home into la bella cosa.

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