



# Cheviot Hills

*The greatest neighborhood in the world*

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**BEN LEE PROPERTIES • Real Estate Broker • Licensed Attorney**  
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PRST STD  
ECRWSS  
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\*\*\*\*\*ECRWSS\*\*\*\*\*

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# My Two Dads

By BEN LEE

I'm lucky because I feel as though I've been blessed with two fathers. I have Jeff, the one who I'm related to and who's responsible for giving me the most idyllic childhood imaginable. He helped raise me to be the upstanding man I've become today and inspired me to be as good of a dad as I can possibly be.

Then, sixteen years ago, I'm happy to say, I gained an additional father named Michael. This happened the day I married his daughter and we all became a family. My father-in-law is someone I've always looked up to in countless ways- maybe because on the surface we're rather different yet deep down we are similar. While I can be gregarious and exuberant, Michael is quiet and subdued. I tend to over-analyze every situation, agonizing on every last detail. He, on the other hand, often shrugs his shoulders and just lets things go the way that they will. When it comes to business, I make it my goal to be a fierce and aggressive negotiator, fighting as hard as I can to get my clients what they want. My father in law, however, though a lawyer, refers to himself as 'an Early Settler,' because he prefers a non-confrontational approach to many of his cases.

While our differences are plenty, our similarities, are just as numerous. We both enjoy historical books, architectural plans and, of course, spending time with family. We share a love of beautiful watches, handsome antique furniture and good hot fudge sundaes.

I think my father-in-law is of a generation (and conservative British upbringing) that wasn't necessarily encouraged to follow one's dream as a sensible career choice. Growing up in Cheviot Hills, he had always shown a talent for writing and a great interest in the burgeoning movie business but when it came time to select a career path, he became a lawyer. A significantly more stable choice than becoming a screenwriter or novelist, the pressure to succeed outweighed his passion's uncertainty.

So, when we began this newsletter many years ago, it offered the perfect outlet for my father-in-law to dust off his pencils and share stories from his upbringing, the history of the neighborhood and other vignettes that he hoped readers would find informative and interesting. I'm so proud to say that he has now taken many of the essays that have appeared on these pages and turned them into an actual book! Nearly sixty years after becoming a lawyer, he can now officially add 'published author,' to his resume.

My wife and I hosted a book-signing party last week and it was such a thrill to see so many people happy to see he accomplished his goal and actually made his dream

to write a reality. It truly was an inspiration and served as a reminder that it's never too late to give up on your dream.

This Father's Day, I hope you salute all the fathers and father figures in your life. Whether they are the ones who raised you, inspired you or have been the guys you've turned to when you've needed advice; this is the day to give thanks.

This year I'm heading to New York to celebrate with my brother on his first Father's Day and my

three phenomenal sons who made me a father nearly thirteen years ago. And even though this year we won't be brunching together, I will be grateful for the two men I am so fortunate to count as my dads, and grateful to witness that dreams do come true. Happy Father's Day!





# My featured listings

BEN LEE - ESTATES SALES

## Rancho Park

3 Bed/ 2.5 Bath

COMING SOON!!



2637 Midvale – \$1,600,000

## Cheviot Hills

2 Bed/ 2 Bath

NEW LISTING! OPEN SUNDAY!



10290 Cheviot Drive – \$1,599,000

Cheviot Hills

PENDING



2012 Castle Heights – \$2,795,000  
4 Bed/ 4 Bath

Encino

PENDING



15921 Royal Oak – \$4,995,000  
6 Bed/ 7 Bath

Cheviot Hills

SOLD



2789 McConnell – \$5,999,000  
5 Bed/ 6 Bath

Cheviot Hills

SOLD



10585 Butterfield – \$2,149,000  
4 Bed/ 4 Bath

Rancho Park

SOLD



10645 Esther – \$1,699,000  
3 Bed/ 2 Bath

Cheviot Hills

SOLD



10574 Bradbury – \$2,899,000  
5 Bed/ 5 Bath

Cheviot Hills

SOLD



2764 Club Drive – \$3,499,000  
6 Bed/ 7 Bath

Rancho Park

SOLD



2801 Dunleer Place – \$1,689,000  
3 Bed/ 3 Bath

## Cheviot Hills

3 Bed / 2 Bath

NEW LISTING! OPEN SUNDAY!



10271 Bannockburn Drive – \$2,299,000

With a nod to Mad Men, this 1960's style stylish house has been fully remodeled to keep in step with today's modern family. Effortless flow, abundance of light and usable living spaces capitalize the home's size and intelligence. The open kitchen offers a dazzling array of tile work juxtaposed with stainless appliances including Wolf Range, Subzero refrigerator and super sized wine fridge. There is access to the backyard and side patio from the formal dining room, allowing for great ease in entertaining. The family room provides plenty of space for social togetherness and the formal living room is punctuated by the imposing and dramatic fireplace. The three bedrooms are all cozy and comfortable and the master suite offers an enormous walk-in closet, beautiful bathroom with dual vanities and exquisite bedroom with a view of the neighborhood. With a separate laundry room, loads of storage space, Nest temperature control, hardwood floors, two-car garage and situated in the award winning Castle Heights Elementary School district, this superb home should not be missed.

## Cheviot Hills – ACTIVE!

6 Bed/ 8 Bath 7,374 Sq. Ft. 10,521 Sq. Ft. Lot

REDUCED BY OVER \$1 MILLION!!



2788 Monte Mar Terrace – \$6,495,000

Considered to be one of the most prestigious properties in all of Cheviot Hills, this impressive 7,374 square feet architectural masterpiece has many astounding attributes. The Claes Oldenberg inspired sculpture of a giant flower pot sets the tone for this modern style estate, in which every square inch of livable space has been thoughtfully utilized in the most intelligent way. An elevator and central staircase unites each of the four floors, harmonizing the living and recreational spaces with the 6 bedrooms, 8 bathrooms, two offices and professional grade gym. Honey-hued hardwood floors, impossibly high ceilings, surround-sound speakers in every room, five separate zones for heating/air- every detail to the construction of this custom-designed home has been thoughtfully considered and executed with the highest quality craftsmanship. Three car garage, two fireplaces and incomparably pristine city views, this is the absolute statement home of the neighborhood.

## Cheviot Hills – ACTIVE!

5 Bed/ 5 Bath 6,129 Sq. Ft. 13,614 Sq. Ft. Lot

NEW LISTING!



2971 Club Drive – \$4,495,000

This unparalleled Spanish style estate is perched above one of the most desirable streets in Cheviot Hills w/ views to Downtown Los Angeles & beyond! The dramatic foyer offers two story ceilings and a spiral staircase. The main level offers a large formal Living Room w/ fireplace, Formal Dining Room, Gourmet eat in kitchen w/ a large island & built in appliances, Breakfast Nook, Family Room w/ fireplace & a wet bar, laundry room w/ prep area, an office & a powder room. Downstairs is a small kitchenette, along with 2 bedrooms (one currently is being used as a media room), and 1 bath. Upstairs offers 3 bedrooms (all w/ en-suite baths), including the large master bedroom, which boasts an exercise room & secondary office, along with a cozy fireplace and dual balconies offering views to Downtown LA. The lush, maturely landscaped yard features luxurious swimming pool, large patio area for entertaining, and a giant grassy yard w/ an abundance of gorgeous trees. Convenient to FOX studios, Beverly Hills, Century City and the award winning Castle Heights Elementary School, a must see!

## Cheviot Hills

4 Bed/ 4 Bath 3,359 Sq.Ft., 8,707 Sq.Ft. Lot

ACTIVE!



10377 Monte Mar – \$3,395,000

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. The formal dining room has a balcony and view of the neighborhood's treetops. The unique, Poggenpohl designed kitchen utilizes all the stainless appliances an at-home chef has come to expect including Miele, Wolf and Subzero appliances, yet the aesthetics offered here are unique and all its own. 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. This level of the home also has an additional bedroom, currently used as an office with a view. Wholly private and impeccable mother-in-law's suite complete with kitchenette, walk-in closet, storage room, bathroom and access to the two car garage with laundry facility. 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!

## Cheviot Hills

3 Bed/ 2 Bath

IN ESCROW



10538 Butterfield Road – \$1,625,000

A darling, Spanish style home in one of the most desirable neighborhoods in Cheviot Hills, this 3 bedroom/2 bathroom house offers as much character as comfort. The stained glass detail in the front door, curved archways, dark hardwood floors, fireplace and pretty neighborhood views are just a few of the amenities. In addition to the three bedrooms and two bathrooms, there is a formal dining room, living room, breakfast nook with built-in butler's pantry and laundry room. Coupled with the old world Spanish appeal are modern convenience updates including dual pane windows, central air conditioning and a refreshed kitchen. Doors from two of the three bedrooms lead out to the tranquil and picturesque backyard garden complete with mature, manicured landscaping and storybook path that lead to the detached, two car garage. Offering an abundance of storage space, natural light, impeccable curb appeal and situated in the highly coveted Overland Elementary School District, this delightful house is ready for it's next family to call it home.

## Beverlywood

3 Bed/ 2 Bath

IN ESCROW



9110 David Avenue – \$1,299,000

A traditional 4 bedroom/2 bath house on a beautiful street in the heart of Beverlywood. Delightful bits of character punctuate each room: intricate crowned moldings in the formal dining room, bay windows and hardwood floors in the living room, cozy fireplace in the family room. One of the four bedrooms has been converted to a generously sized office with plenty of built in storage spaces and each of the three other bedrooms offers ample closets and plenty of light. The bright and airy kitchen has stainless appliances, granite countertops, wood cabinetry and a separate breakfast nook with beautiful city views. The private and secluded backyard is quite spacious and includes a covered patio for entertaining. There is a storage room connected to the detached, two-car garage and an enormous storage room under the house and a lower level apartment with its own separate entrance complete this sprawling property.

**FLEXIBLE ALL CASH BUYER  
LOOKING FOR 8,000 SQFT+ LOT.  
CALL BEN IF INTERESTED IN DISCUSSING!!**

# 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.*



# Cheviot Hills happenings

## Soro Festival



*Dancers from DanceTree*

By BEN LEE

The 20th anniversary of the annual South Robertson Community Festival (otherwise known as the SORO Festival) will be held on Sunday, June 4th from 11-4 and you do not want to miss it! The theme of this year's event, inspired by the Wizard of Oz, is: "South Robertson: The Emerald Blvd." Many changes from previous years will be introduced including new fun activities for kids of all ages (including their parents!). In addition to the Beer Garden & Gourmet Food Village, there'll be an Arts Village, Camp SORO

Kids' Zone, Car Show and lots of pageantry devoted to the fact that South Robertson was recently and officially recognized as one of the "Great Streets" of Los Angeles. Free to the public and a great way to discover the local shops and businesses of this special boulevard, SORO also gives many local talented artists and performers the chance to take the stage and entertain the expected 8,000 guests who will be there. I hope you will be there, too, and take part in this unique neighborhood tradition! Please visit the website: [www.sorofest.com](http://www.sorofest.com) for show schedule, updates and more information.



## Places to Visit



THE FIRST IN A SERIES  
ABOUT LOCAL, UNDISCOVERED  
NEIGHBORHOOD DESTINATIONS

By Michael Harris

Must see for all ages is the model Airplane field off of Woodley Ave in the West Valley in what is a big plot of land in the Sepulveda Basin. It is a fascinating and free opportunity to see these hobbyists and what they can do with their radio controlled airplanes, drones and helicopters. The planes range in size from about a 6 foot wingspan to smaller ones. Most are powered by small gasoline engines, but many of the newer ones are jet propelled. All are controlled by radio boxes. They reach heights of 500' to a ceiling of about 1500 feet. They

do acrobatics and they take off and land just as the real ones do but with the most hypnotic sound as those small engines whine and howl at a decibel range which is shy of uncomfortable. The owners who have a technical and electronic skill to build and operate these airplanes are all most pleasant and willing to share their knowledge and stories with all the outsiders who come to watch and share in their joy. There is some shade, and sometimes refreshments to buy at the snack bar. Once you see the joy and skill with which they operate their crafts it will be a natural progression to try to take up this really exciting hobby. This is a highly recommended outing and learning experience for all children and their families.

## Amazon Raffle Update

By BEN LEE

Thank you so much to all of you who have submitted fabulous photos for our raffle contest to win an Amazon

\$100 gift card. As of press time, we couldn't pick a winner. Please look here next month for the winning photo! Thanks, again, to those who entered. Looked like some amazing trips!

**amazon.com**