



Cheviot Hills

The greatest neighborhood in the world

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BEN LEE PROPERTIES • Real Estate Broker • Licensed Attorney
www.BenLeeProperties.com • (310) 858-5489

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PRST STD
ECRWSS
U.S. POSTAGE

PAID
EDDM Retail



*****ECRWSS****

LOCAL
Residential Postal Customer

Crumpled construction paper and other Father's Day musings



By Ben Lee

This June will mark my 13th year celebrating Father's Day as a dad. We all know and accept that Mother's Day gets all the marketing attention from florists, See's Candy, Hallmark and the various phone companies (can't remember the last time I saw a commercial of a dad weeping after receiving a phone call from a kid just to say he loves him on Father's Day!). This imbalance of attention isn't just my imagination. In fact, Father's Day wasn't even declared a national holiday until 1972- a whopping 58 years after Mother's Day was deemed an official holiday by President Woodrow Wilson! So, in the grand scheme of things, I can understand why Father's Day doesn't receive the same global recognition as moms. Not only is the holiday so much newer, but it also gets lumped in with the other time-honored June tradition (dads and grads!). Not to mention by the time Father's Day rolls around, elementary school teachers are usually pretty tired dealing with the end-of-year festivities so our homemade gifts often pale in comparison to what moms get a month before. I remember one year receiving a packet of rough, slightly crumpled construction paper, with scribbles and paint splashes scattered on each page, packaged together with a ribbon. It was the 'art' our 3 year old had done that year in

preschool. 'For you, dad!' was written on the card. Sweet? Sure. But a real token of love and affection meant for his one and only favorite father? Um, no! We all know an afterthought when we see one!

Sticking to holiday traditions year after year was never something my family really adhered to much while I was growing up. We weren't terribly organized about that kind of thing and no one really seemed to mind. We'd basically wake up and someone may or may not have realized it was a holiday. Later on in the day, if my parents had felt like celebrating, suddenly a big scrumptious meal would magically appear and friends and family members would populate the house. We were so spontaneous back then, I don't remember my parents planning too much or following specific rules/guidelines for major events throughout the year (only exception being New Year's Eve). They even forgot my birthday once, but that's a whole other story.

So, imagine my surprise after marrying my wife to find out that other families didn't necessarily embrace the laissez-faire attitude when it comes to holidays. Father's Day in my wife's family has been steeped in tradition long before I entered the picture and has continued all the years since I've joined the party. My father-in-law has had the same meal for



Father's Day brunch since my wife was tall enough to reach the stove and make it for him. It is as follows: scrambled eggs, stewed tomatoes from the can, vegetarian sausage links, home made hash browns (which look nothing like hash browns but manage to still taste delicious), toasted English muffins with butter and Marmite (did I mention my father-in-law is British and is one of the only people I know who not only tolerates but enjoys this mysterious black yeast spread?) and to drink: just plain hot water.

Hence, my Father's Day celebration starts off with this traditional brunch every year, surrounded by my boys and beloved members of my wife's family. In the evening, we typically invite my dad over for a barbeque in the backyard. If my brother is in town, we'll see him and his family, too. We don't stick to a particular meal or anything too regimented (my family's subtle influence infiltrating the day?)

but maybe we'll take the dogs for a walk or take some balls and mitts up to the park and play catch for a while. Since FD is always on a Sunday, I try to take the day off and let other agents sit my listings so I can spend time at home with my boys, in an attempt to embrace the purpose of the day. And, while I joke about getting scribbles as tokens of appreciation, I do truly relish the cards my boys make for me telling me that I'm the greatest dad in the whole wide world. Whether or not that's true, at least it's nice to hear once a year.

Whether your plans are loose or steeped in decades of tradition, whether you're forced to eat Marmite and strangely grayish-hued hash browns or enjoy hotdogs at the ball game, here's wishing all the dads out there a very happy, healthy and (thanks to Richard Nixon's 1972 signing of the declaration) very official holiday.

My featured listings

BEN LEE PROPERTIES

Cheviot Hills - NEW LISTING!

4 Bed / 3 Bath 8375 Sq. Ft. Corner Lot



2751 Motor Ave – \$2,195,000

A family home on a generously sized 8375 ft corner lot, nuanced in Southwestern detail with a hint of Santa Fe, this home feels like an inviting artist's retreat, brimming with inspiration and creativity. A multitude of bay windows and French Doors provide light and views from virtually every room. Hardwood floors and fireplaces bask the home in warmth and an abundance of cozy window seats and romantic nooks. The immense master bedroom suite has impressively high vaulted ceilings, oversized tub and plenty of storage spaces. In the kitchen there are stainless appliances and granite countertops. You can enjoy a tranquil view of the dining room and backyard beyond featuring a hot tub and long swimming pool that stretches the length of the outdoors. Upstairs is bursting with charm, reminiscent of a country cottage inn. Just a short distance from the Cheviot Hills Recreation Center and located in the award winning Overland Elementary School District.

Westwood - NEW LISTING!

2 Bed / 3 Bath Condo



1830 Westholme Ave #207 – \$824,000

A bright and spacious unit in a private and secure building, this condominium offers the most in quality city living. Sunny communal spaces, a welcoming living room with balcony, an elegant formal dining room and tasteful kitchen with granite counter tops, dual ovens and ample prep space. Windows throughout provide an abundance of natural light coupled with treetop views. There are three enormous walk-in closets, an almost unheard of amenity in the typical condominium. Additional features include: a separate office space (which could serve as a breakfast nook instead), formal powder room and laundry within the unit. The building offers a rooftop deck, swimming pool, two tandem parking spaces and an extra storage facility within the gated garage. Conveniently located near the shopping and dining areas of both Westwood and Century City (walking distance to the newly renovated Westfield Mall) and situated within the highly coveted Westwood Charter School District.

Cheviot Hills - NEW LISTING!

5 Bed / 5 Bath Large Corner Lot



3035 Queensbury Dr – \$3,499,000

A warm and welcoming family home built in an artistic Spanish architectural style, this exquisite property seamlessly blends chic California living with the New York City art scene and is arguably one of the most unique houses in the neighborhood. This home has much to offer a family in search of an alternative to cookie-cutter architecture. With multiple levels and an array of cozy lofts, balconies, landings and nooks, this home features an open floor with a bold personality all its own. Oversized windows and a dramatic central skylight provide abundant natural light in every room. The kitchen offers ample storage as well as granite countertops, Subzero refrigerator, breakfast nook and peninsula with extra seating. There's no shortage of community spaces for an active family: enormous playroom, formal living room with fireplace and sprawling backyard with swimming pool and entertaining patio. In the coveted Castle Heights Elementary School District, with convenient access to downtown.

Cheviot Hills - ACTIVE!

5 Bed / 5 Bath 3,842 Sq. Ft., 7,444 Sq. Ft. Lot



2742 Forrester Dr – \$2,695,000 Great new price!

Once-in-a-generation chance to own this authentic gorgeous, Spanish-style, 5 bedroom/5 bath hacienda. It's a remarkable true beauty with a palatial entry hall and museum-style 2 story wood-beam living room. Virtually all details are original from its inception in 1929: intricately designed stained glass windows, crystal doorknobs, exposed wooden beams, coved ceilings and doorways, wrought iron banisters alongside the sweeping, dramatic staircase. Located in the award-winning Castle Heights Elementary School district.

Cheviot Hills - IN ESCROW

5 Bed / 6.5 Bath



2715 Forrester Dr – \$5,299,000 Great new price!

A luxurious Hamptons retreat on the most coveted street in Cheviot Hills, impeccably designed and newly constructed estate by Diamond West Distinctive Homes. Artfully detailed wainscoting and intricate custom built-ins. Greeted by a formal living room with fireplace and bay window, pass the formal dining room with butler's pantry to enter the gorgeous gourmet kitchen. This dazzling property, unmatched in location is truly an opportunity that cannot be missed.

Brentwood - IN ESCROW

5 Bed / 6 Bath 10,668 Sq. Ft. Lot



224 N Kenter Ave – \$3,399,000

A vast property that incorporates elements of traditional and colonial styles, this estate in Brentwood has a multitude of features to please any potential buyer. Inside you'll find a formal living room with an abundance of light, hardwood floors, intricate crown moldings and fireplace. There's a formal dining room that connects to the kitchen and also opens to a private, exterior courtyard. Upstairs you'll find the generously sized bedrooms, bathrooms and walk-in closets. In the coveted Kenter Canyon Charter Elementary School district, this home is a definite must see!

Pacific Palisades - IN ESCROW

5 Bed / 4 Bath 4,100 Sq. Ft., 8,276 Sq. Ft. Lot



515 Muskingum Ave – \$3,195,000 Great new price!

Newer Mediterranean set on a quiet loop street with unobstructed ocean, canyon & mountain views. Bright & dramatic entry leads to wide open living & family rooms with bar/lounge area. Step down to the spacious dining off center-island kitchen – all opening up to huge entertaining deck & views. Five large bedrooms, 4 baths + several balconies, view decks & covered patios. Lower level storage area, etc. (additional 1,200 sq. ft.) with 12-ft. ceiling opens to patio & view.

Cheviot Hills - SOLD

4 Bed / 3 Bath 2,300 Sq. Ft., 6,505 Sq. Ft. Lot



10552 Cheviot Dr – \$1,499,000

Presenting a storybook Tudor located on a large corner lot in the Overland Avenue School District, this 4 bedroom / 3 bath much-loved family home is on the market for the first time in generations. Built in 1929 and perched high above the neighborhood, this home has a downstairs private suite, perfect for guests, in-laws or to be used as a den. The main floor of the house offers hardwood floors, crowned moldings, a romantic fireplace in the living room and very pretty views of the nearby homes and treetops. There is a formal dining room adorned with picturesque leaded glass windows and the kitchen and breakfast nook overlook the quaint upper-level courtyard.

Cheviot Hills - SOLD

4 Bed / 4.5 Bath 3,075 Sq. Ft.



2826 Medill Place – \$2,999,000 Great new price!

This is a rare opportunity to inhabit an authentic yet updated mid-century modern dream home with arguably one of the most breathtaking views in all of Cheviot Hills. Perfect for the connoisseur who appreciates the beauty and style of 1950's architecture yet with a modern-day sensibility. High ceilings and open dining and living spaces punctuated by floor to ceiling glass doors allows for light to pour in from every angle. Located in the award winning Castle Heights School district, this once-in-a-lifetime chance to call such a special property 'home' should not be missed.

Cheviot Hills happenings

Camp Roundup



By Ben Lee

Summer is already here. How did that happen? It felt like only yesterday when the kids were going back to school and now they're officially home for three long blissful months. In case you are still in search of filling up some free time this summer, this is a short rundown of what we have planned. Every year we go to Bruinwoods, the UCLA alumni family camp. If there is a UCLA graduate in your immediate family, I

suggest you check it out because it is a solid week's worth of fun for parents and children (of all ages) alike. Week 10, occurring at the end of the summer, is available to non-UCLA affiliated families so there may still be spaces open if you'd like to inquire: www.bruinwoods.ucla.edu. A few other camps worth mentioning: Sandy Days Beach Camp is a day camp my boys have attended for years. Fun activities at Temescal Beach with kids ranging in age from 5-14. Think hula-hoop contests, sand-castle building, crafts, volleyball, dodgeball and more. www.sandydayskidscamp.com. Another camp we're returning to is Iverbe (also a day camp) held at the Willows school in Culver City. The focus is on sports but it's a very fun, non-competitive atmosphere both boy and girls enjoy year after year. And, best feature: lunch is included! This camp usually sells out so if you're interested, see if there's still space:



www.Iverbe.com. And, last but not least, we are trying out a new (sleep away) camp this summer called Jameson Ranch Camp in Visalia, California. We know little about it other than it was highly recommended

by friends and Mayor Eric Garcetti is an esteemed alumni and big fan of the experience. Hopefully our boys will enjoy it, too! Whatever plans you have this summer, I hope you and your kids have a blast.



By Ben Lee

It's fun when raffle winners share photos of themselves enjoying what they've won! Pictured above is Dawn Urbont and her husband Matt celebrating their anniversary at Eataly, using the \$50 gift card she won in a raffle a few months ago. This month, Ben Lee Properties gave away \$50 dollars to the new pizza and espresso bar on Robertson called: Dough and Joe. Congratulations, Susan Avolio! You are this month's

We love to give away Italian food!

lucky winner. We hope you enjoy all the pizza and coffee \$50 can buy at Dough and Joe. To everyone who entered but didn't win don't fret because there is always another raffle around the corner. For June, we are giving away a \$50 gift certificate to Pasta Sisters in Culver City. Located in the Helm's Bakery complex and featuring a mouth-watering assortment of homemade fresh pastas and delectable sauces, it's truly a tasty delight and will spoil you from ever eating average Italian food again! To

enter, just send an email to ben@benleeproperties.com and write PASTA SISTERS in the subject line. That's it! We'll notify the winner at the end of the month. Thanks, in advance, for entering and good luck!

PASTA SISTERS

Westside Places

By Michael Harris

The Original Pantry is located at 9th and Figueroa downtown. It is now owned by Richard Riordan who is our

former mayor. It made a small change of location in 1950 to allow for a freeway on-ramp but otherwise it has been in business since 1924 with the claim that it has never been closed, (although there was one closure required by the health department for one day in 1997) . It has been named as a Historical Monument and it is another chance to walk into a time warp. The wait staff harkens to an earlier time and the food is plentiful

starting with crudite platters on every table and until the mid 90's free coffee. It has been featured in movies including the film Knocked Up. To enjoy this throwback to old Los Angeles please consider an urban adventure. Take the Expo Line from a convenient stop on the Westside and go East to the 7th Street Metro center and take a short walk along Figueroa until you see the lines in front of the restaurant and then you will be there.



If you enjoy reading these vignettes each month, you may want to check out my father-in-law's book, *Westside Stories*. It's a memoir/history of growing up on the Westside of Los Angeles in the 1940s and 1950s with great photos, anecdotes and stories. Perfect for the history buff/enthusiast in your family! It's available for purchase on Amazon, search *Westside Stories* by Michael Harris.