

NO. 27  
June 2015

# Cheviot Hills

*The greatest neighborhood in the world*



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

LOCAL  
Residential Postal Customer



# On Set

By BEN LEE

Filming in Cheviot Hills is as common as the hills themselves. Dating back as far as Laurel and Hardy's time (Stan Laurel lived on Glenbarr and they shot "Big Business," in 1929 on Dunleer) and continuing through modern day productions such as "Modern Family," and "The Goldbergs," barely a day goes by that wardrobe-trailers, lighting crews or teams of directors, producers and actors don't roll into the area to set up shop. So, when my family was approached about using our home in a commercial, I figured I owed it to my community to experience this phenomenon first hand. It didn't hurt that it was a commercial starring Jessica Alba. No way did that fact affect our decision to open our doors and allow the magic of Hollywood to take place. And it was purely coincidental that I happened to work a bit more than usual from home that day. How random is that? But it worked out fine because I think deep down, Jessica Alba really wanted to take a break from filming and discussing her Honest Company products to learn a little something about Westside real estate instead. Sadly, instead of a heartfelt and meaningful discussion about life in Cheviot Hills, we only had time to chat briefly about my kitchen (she liked it) and to say thanks for letting her use it (hey, no problem Jessica. Really. My pleasure!) She also agreed to take a picture with me, a very nice and generous gesture.

The shoot itself took about 15 hours and my family and I tried to steer clear for almost that entire length of time. The production team had to create an impromptu laundry room from scratch within our garage (a fascinating process to witness) because while our kitchen passed muster, the shape and layout of our laundry room was deemed unfit for filming. Everything within the downstairs of our home was affected: furniture got moved all around, control rooms were created, there were countless people, props, products, cameras and lighting equipment everywhere you turned. In short, it was mayhem.

But as soon as they yelled, 'Cut! That's a wrap!' the entire team (besides Jessica Alba, of course) leapt into action to put everything back in its rightful place as if they had never been there in the first place. Our home and lives returned to normal and other than temporary displacement for the day, we were really no worse for the wear.

I have no idea when this commercial will air but it's kind of nice to know that our kitchen, some of our children's artwork and our lovely fake laundry room will be captured on film for all time. And, if by some chance Jessica Alba decides to move into our neighborhood, if the pleasant time she experienced working in our home inspires her to do so, well then you're welcome, Cheviot Hills. You are welcome, indeed.





# My featured listings

BEN LEE - ESTATES SALES

## Westwood

— ACTIVE!



A pristine and bright condominium located in a lovely building and situated on a quiet street central to Westwood and Century City, this nearly 1700 square ft., 2 bedroom, 2.5 bath unit has an abundance of attractive features. The kitchen offers plenty of cabinet space, granite counter tops, new appliances and a convenient breakfast bar. The kitchen overlooks the living room which has a cozy fireplace, stately wet bar and flows seamlessly into the dining room, ideal for entertaining. There is also an outdoor patio, a perfect spot to BBQ should the party move outdoors. The master suite has an enormous walk in closet and in the recently remodeled master bath, there are double sinks in the vanity. The suite also offers access to the outside terrace.

**1740 Malcolm Ave #103**

— Offered at \$779,000

## Beverlywood Adjacent

— BACKUP OFFERS ACCEPTED!



Come behind the ultra-private hedges for a rare treat in Castle Heights: an utterly charming English inspired cottage with separate, rental or guest property in the back. The front house offers all hard wood floors, coved ceilings, cozy fireplace, formal dining room, built-ins, an updated kitchen, laundry room and 2 spacious bedrooms and 2 pristine bathrooms with designer flourishes. Separated by the grassy and manicured backyard, the back apartment also has much to offer! Perched a top the 3 car garage, this one bedroom/one bathroom apartment includes a lovely kitchen with stylish black/white tiled floor, pretty view from the bedroom and comfortable back patio. Located near shops, restaurants and the award winning Castle Heights Elementary School, this is a rare opportunity not to be missed.

**3257 Castle Heights Ave**

— Offered at \$1,099,000

## Beverlywood Adjacent

— ACTIVE LEASE!



An oasis in the city. This gorgeous 3 BR / 2 BA home features gleaming hardwood floors throughout, a spacious dining area that flows seamlessly into the perfectly updated kitchen. The master bedroom is a peaceful retreat with large master bath and jetted tub. The remaining 2 bedrooms are spacious and share the updated bath with double vanity and separate shower and tub. The living room / den area is situated in a way that could facilitate a FOURTH Bedroom! The yard boasts the perfect set up for gardening out front and entertaining in the back on the deck or grassy yard.

**1933 S Point View St**

— Offered at \$4,500 p/mo.

## Cheviot Hills

— COMING SOON!



**Cosmetic Fixer**

An excellent opportunity to get into the Cheviot Hills neighborhood. A cosmetic fixer to make your own within the Overland Elementary school district.

## Cheviot Hills

— COMING SOON!



Exquisite new development in the California Country Club Estates HOA.

**2921 Cavendish Dr**

## Palms — REDUCED!



Encounter this stately and modern style architecturally superior property in one of the finest, most desirable parts of Mar Vista Hill and know you've found your next home. With breathtaking views and a designer's eye towards décor and detail, this 4 bedroom/ 3.5 bath, two-story fully upgraded home offers much in the way of modern amenities. A formal foyer with impossibly high ceilings and custom White Oak flooring leads to the living room with fireplace, bar and wine refrigerator. Impeccable kitchen with Viking appliances and custom Zebra wood cabinetry also offers a gorgeous island that beckons family members or guests to dine. Upstairs, be impressed by the master suite, complete with an attached deck that showcases incredible views of the city. The bedroom also offers a walk-in closet and exquisite bathroom from which to contemplate the amazing views. This is a truly beautiful home that must be seen to fully appreciate.

**3635 Inglewood Blvd — Offered at \$1,650,000**

## Beverlywood — IN ESCROW!



An enchanting property, perched above a quiet and family friendly street in Beverlywood, this 3 bedroom/2.5 bath home offers many features iconic to homes of this era without compromising modern day conveniences. We invite you to be charmed by the home's intricate crowned moldings, hardwood floors, original light fixtures, marble fireplace and beautiful views. The three bedrooms and bathrooms are large and comfortable, closets in the bedrooms are built-in, including Italian designed Polyform Custom closets in the master. French doors connect the master bedroom to the ultra-private backyard, ideal for entertaining thanks to a variety of seating areas and built-in fire pit. A spacious room downstairs (with attached half bath) can be used for a number of purposes: gym, office, housekeeper or guests. With central air/heat, a two-car garage, living room surround sound, and a multitude of closets and storage capabilities, this comfortable family house in the award winning Castle Heights School district is just waiting for you to move right in.

**9600 Bolton Rd**

## Beverlywood — IN ESCROW!



Inspired by the lush tapestry of Tuscany's countryside, step into this home and experience a bit of Italy in the heart of Beverlywood. Mixing elements of original artistry with modern improvements, this four bedroom/three bathroom home offers exquisite examples of how to live beautifully all Italy. From the Batchelder tiled fireplace and paneled, arched bay windows in the living room, to the richly landscaped, Medici-like fruit trees in the backyard... every detail in this hand painted, two story, hard wood floored home exudes romance. Built in 1928 and recently remodeled to create more space, modern features include: an upstairs laundry facility, an enormous master suite with an adjacent room that could double as a nursery, gym or office. The tastefully decorated suite also has a large walk-in closet and steam shower in the master bath. This home has recessed lighting, designer built-ins for art and media, a usable attic for extra storage, generously sized bedrooms and closets, a spacious breakfast nook with beautiful views and a kitchen that offers every necessary amenity for the at-home chef, eager to whip up a delicious pasta pesto. Located on a family friendly street, just a stone's throw from the award winning Castle Heights Elementary School, this much loved house is just waiting to welcome you home.

**3043 Oakhurst Ave**



# Cheviot Hills happenings

## This month's Raffle

By BEN LEE

Thank you so much to all those who entered and congratulations to Norton Giffis! You are the lucky winner of a \$50 gift certificate to enjoy at The Six on Pico.

We are putting a spin on our monthly raffle/give away this month. If you live in Cheviot Hills, Rancho Park or Beverlywood, you should have already received a bright blue Ben Lee Properties Frisbee (if for some reason you live in these neighborhoods but have yet to receive one, let me know). We are holding our annual photo contest and the winner will receive a \$100 gift card to Amazon. It's easy to enter! Just take a picture of the Frisbee in action and email it to me: [ben@benleeproperties.com](mailto:ben@benleeproperties.com). We will upload all submissions onto our Facebook page and will let fans of the page vote on the winner. Feel free to enter as many times as you would like! The contest will run until just after July 4th so you've got plenty of time to create something fantastic. But in between snapping cool shots of your Frisbee sailing over the sand or through a fireworks-filled sky, I hope this little gift brings you a great deal of fun to share with your friends and family all summer long.



## Who's Line is it Anyway?

By Michael Harris

One of the more common irritants and difficulties between neighbors is the fence line between properties. More often than not, a fence is built to the contours and convenience of the physical site, which may or may not precisely conform to the actual lot line as recorded in the tract map. At some point a survey is made, and often one's lot line is on the neighbor's side of the fence. Does this mean that after many years of gardening and possession of the other person's property that facts on the ground will supersede the tract map?

The answer is not usually. In the context of a city lot one may lose property through adverse possession only if property taxes have been paid on the property in question. Since tax bills are assessed on the property only as described in the original tract map, it would be almost impossible to gain permanent rights on the land on the wrong side of the fence because taxes would not be paid on the ground on the wrong side of the fence line. Property ownership rights should not be lost when a common fence is in the wrong location even if it involves many years of acceptance between adjoining properties.



## Rockin' Out

By BEN LEE

If you are familiar with artists Frank Ocean, fun. (specifically their infectious hit and Grammy Award winning single: 'We are Young,') Pink, Youngblood Hawke or have caught a recent episode of Modern Family, Jimmy Kimmel Live or the Ellen DeGeneres Show, chances are you have seen or heard members of the West Los Angeles Children's Choir perform. Created by my mother-in-law, Barbara Silberg, nearly two decades ago, the West Los Angeles Children's Choir has lent its voice to some of the most popular music on the radio today. They have

performed at the Statue of Liberty in New York City as well as the Hollywood Bowl here in Los Angeles. And if you're one of the 17 million people who have seen the viral video sensation: "Actual Cannibal Shia LaBeouf" on YouTube, then you have really seen them in action. Barbara will be holding auditions for new members during the month of June for the 2015 September season. If your child is between the ages of 7-15, loves to sing and is interested in joining this professional choir, please contact Barbara Silberg at: [mrsmusicent@aol.com](mailto:mrsmusicent@aol.com). You can also visit her website: [www.mrsmusic.com](http://www.mrsmusic.com) to learn more information.



## Steps that Care

By BEN LEE

In May, I participated in the "Steps that Care" Cancer Walk to support cancer research. It originated at Castle Heights School and a few hundred of us all walked up to Rancho Park and back to raise awareness and funds to combat this often deadly disease.

While the cause and purpose were serious, our day wasn't without its levity. When two of Castle Heights' most beloved teachers, Ms. LaBelle and Ms. Colina, spotted my bench along our long and dusty trail, they couldn't help but take advantage of it. Despite their good behavior, this may give new meaning to the term, 'benching!!??'