

# Cheviot Hills

*The greatest neighborhood in the world*

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RESIDENTIAL BROKERAGE



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PRSRT STD  
ECRWSS  
U.S. POSTAGE  
**PAID**  
EDDM Retail

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

LOCAL  
Residential Postal Customer



# Summer Safety



By BEN LEE

Summer is officially here! That means: longer, sun-drenched days; leisurely nighttime swims and an influx of relaxed attitudes mixed with dashes of adventurous spirits. Not to be a Debbie Downer about it, but while the rest of us are lounging around and building sand castles, criminals are getting down to business. Summertime always brings an increased level of criminal activity and it's crucial to take a fresh look at the precautions you take to keep your family (and belongings) safe. Most of these tips are old news but still bear repeating.

1. Get an alarm system, exterior cameras and/or a watchdog. These all act as deterrents to would-be criminals. They're not a 100% guarantee but if a crook has the choice to break into a home with one of these or opt for one without, he's likely heading to the one without.

2. Cancel your paper if you're heading out of town. If you are like us and still receive an actual newspaper every morning, don't forget to go on line and put a vacation hold on it while you're away.

3. Know your neighbors. I've had to call my kind neighbors on numerous occasions when I've driven away and realized no one was home and the garage door was open. Embarrassed to say we've had a thoughtful neighbor tell us more than once that my wife's car door was left open all night long. Not

unlocked, mind you, but completely open. The fact that nothing was stolen says more about the state of my wife's car than the remarkable security of our fine neighborhood. Three kids and a dog schlepped around all day and you get the picture of a minivan not even a criminal could love.

4. Get a house sitter. If you're heading out of town, it's probably a good idea to ask someone to stay at your house. It's great to have someone take in your mail and packages but beyond that, the trend of would-be robbers is to take note of when residents are home. Often they'll knock at the door to see who's inside before taking any action. If someone is home, they'll typically move on.

5. Technology is your friend. There is a new phenomenon called the RING video doorbell allowing you to answer your door from virtually anywhere whether you are upstairs or in Timbuktu. The doorbell rings and you can answer the door from your Smartphone. Monitors allow you to see who is ringing the bell and all interactions are preserved on video.

Hope you never have to use it, but if you are ever concerned about a safety or security issue, you should call the Senior Lead Officer for our area, Mario Gonzales: 310-444-0740 or 310-622-3989.

Here's to a safe summer season! Wishing you and all your neighbors a great one.



# My featured listings

BEN LEE - ESTATES SALES



## Beverlywood — COMING SOON!

[BeverlywoodHouseForSale.com](http://BeverlywoodHouseForSale.com)

Open Sunday July 19th 2-5PM

A spectacular home in Beverlywood, this 5 bedroom/3.5 bathroom, recently remodeled, two-story traditional is a sight to behold. Originally built in 1941, but fully updated just a few years ago, this home offers sumptuous details such as: all hardwood floors, crowned moldings, large and spacious bedrooms, sweeping views, Bay windows, formal wainscoting, and so much more. The chef's kitchen has stainless steel appliances, granite countertops with designer backsplash, a convenient breakfast bar and an attached formal dining room. The spacious family room is sunny and bright with built-in cabinetry and ample space for family entertainment. There is a picture-perfect fireplace that anchors the formal living room, along with a built-in wine-bar with stainless steel wine and beverage refrigerators. Up the dramatic staircase, one will find the master bedroom suite complete with high peaked ceilings and master bathroom with dual sinks in the marble topped vanity and a sunken spa tub. There is a whimsical children's wing with a Jack-and-Jill bathroom and every inch of this home had a designer's eye in mind. This philosophy extends to the outdoors where you'll experience a highly stylish outdoor black and white covered patio in addition to a lovely stretch of grass for kids to use and enjoy. The patio, which connects through the kitchen and through the family room, provides for great indoor/outdoor living and entertaining. Located in the Canfield school district, this home just may be your next dream come true.

**9500 Sawyer St**

— Offered at \$2,499,000

## Beverlywood

— ACTIVE!



A delightful and bright, traditional style family home with a picturesque view! Situated on an approximately 7500 sq ft lot in the Beverlywood HOA, this 3 bedroom, 2.75 bathroom house offers plenty of fine features ready for upgrades or build your dream home. This is the perfect spot to upgrade the current house or build your perfect dream home all in a fantastic, family friendly neighborhood.

**1565 Reeves Street —**

Offered at \$1,799,000

## Rancho Park

— POCKET LISTING



With all the allure of a Hollywood starlet, this 1920's California Craftsman is a sight to be seen. A rare, picket fenced gem in Rancho Park, this 3 bedroom, 2.5 bath home has been lovingly and authentically updated to keep in step with modern times without sacrificing any of its otherworldly charm. Located on a quiet street in the coveted Westwood Charter school district, be the next owner of something not only historic but beautiful, too.

**2256 Pelham Ave —**

Offered at \$1,599,000

## 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., two bedroom, 2.5 bath unit has an abundance of attractive features. With two gated parking spaces and located just a short distance to nearby shops and schools, this condominium holds the key to smart city living.

**1740 Malcolm Ave #103 —**

Offered at \$779,000

## Cheviot Hills

— COMING SOON!



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. This property will be nothing short of an architectural triumph that will make any family proud to call home.

**2921 Cavendish Dr —**

CALL FOR MORE INFO

## Cheviot Hills

— POCKET LISTING



**10581 Butterfield Rd —**  
Offered at \$2,095,000

4 Bedrooms | 3 Bathrooms  
2,044 sq. ft. | 6,996 sq. ft. lot  
More details coming soon...

## Beverlywood

— IN ESCROW!



**2245 Hillsboro Avenue —**

## Beverlywood

— IN ESCROW!



**3043 Oakhurst Ave —**

## Mar Vista

— IN ESCROW!



**3635 Inglewood Blvd —**

## Cheviot Hills

— IN ESCROW!



**10636 Rountree Rd —**  
Offered at \$999,000

Backup Offers Accepted

Great opportunity to own in Cheviot Hills! This 3 Bedroom / 2 Bath cosmetic fixer home sits on a corner lot and boasts that charming cottage curb appeal. Located in the sought after Overland Elementary school district and a short walk to great shopping, dining and entertainment!



# Cheviot Hills happenings

## This month's Raffle



By BEN LEE

It's so much fun to see neighbors enjoy their gift certificates from winning past Ben Lee Properties raffles! I was excited to present Norton and Sandy Giffis with a \$50 gift certificate to the popular Pico restaurant: The Six. And here is a shot of the fabulous Levey family (Andrew, Elan, Shane and Jake), winners of the \$50 gift certificate to the delicious



home of the greatest biscuits: John O'Groats. Who will be next?? We are still receiving many entries to our Ben Lee Properties Frisbee contest. Email your photos to [Ben@benleeproperties.com](mailto:Ben@benleeproperties.com). From there, visit our Facebook page and vote for your favorite. The winner will receive a \$100 gift card to Amazon and we will announce the lucky recipient after July 6th.



## Dodgers take the Title!

By BEN LEE

It was a happy day for Cheviot Hills' Pony Baseball League's Mustang Division Dodgers! Those hardworking boys played their hearts out and after several close games, made it all the way to the finals, competing for the title of league champions! After hours of practice, tons of grit and a healthy dose of can-do spirit, those Dodgers won their final game of the series and were

so excited to be crowned kings of the dugout. Congratulations, Dodgers!! The boys of summer may take a little break before Fall Ball starts in a few months but it's never too soon to get involved. If you have a son or daughter interested in learning more about joining this fantastic league of baseball loving kids and parents, visit the website to learn more information and be kept aware of registration dates and volunteer opportunities: <http://chpba.org/>.



## The Lawrence Welk show: an appreciation

By Michael Harris

Here is the vintage variety show that still after 50 years brings pleasure. It is on the PBS Riverside station (24 on Directv) and it is one hour of commercial free singing and dancing with colorful sets and familiar music. You can still see signs of the old Dodge and Geritol ads but Welk and the many acts hold up well. If the audience is hair-sprayed and wearing

ties then enjoy the nostalgia. The Aragon ball room in Santa Monica used to be the venue with the champagne lady and the polkas bringing an old-fashioned innocence to the big band sounds. So make a note to watch and listen Sunday nights at 6:00 PM to lyrics you can understand and harmonies that will get you toe-tapping. And do not be embarrassed to be hopelessly retro because the best pleasures are often the guilty ones.

