



BEN LEE
P R O P E R T I E S
Real Estate Broker • Licensed Attorney
www.BenLeeProperties.com
(310) 858-5489

Please call me if you would like any real estate help or information.

PRSRT STD
ECRWSS
U.S. POSTAGE
PAID
EDDM Retail

*****ECRWSS****

LOCAL
Residential Postal Customer



New Year, New You

By BEN LEE

This time of year there seems to be an abundance of lists and resolutions. Promises of how to change, what to do to be better, live healthier, embrace happier and achieve greater. These resolutions rarely work in my favor. I start the year with the same goals as most everyone else. I always start strong and feel pretty good about eating less and exercising more. But a few weeks after New Year's Day comes the Superbowl and we all know what that means: delicious baskets of potato chips and bottomless bowls of chili. And then right on the heels of Superbowl is Valentines Day, all flirty and tempting with her chocolates and

candy. Unopened boxes of Sees don't stay that way for long.

Exercising with any real regularity is also rather tough to maintain. Cold, rainy January weather makes it unappealing to jog around the block before heading out to the office. I would exercise at home if it wasn't for my children thinking it was hilarious to balance on my knees while attempting to do sit-ups. After a few weeks in January, the habit of working out tends to taper off.

So, in an attempt at reverse psychology, this year I resolve to not make any unattainable resolutions whatsoever. I'm not going to suggest my wife skips making her delicious brownies for my open house in favor of

celery sticks instead. I'm not going to guilt myself into feeling like I should be doing jumping jacks instead of watching TV. This year I will make goals for myself that actually have an actual shot at being achieved. I will continue to try and be the very best friend, husband, brother, son and father I can be. I will take each day as it comes and tackle those problems as they arise, not worry about the headaches of the future I can't control. I will provide the best in real estate services to my clients, friends and neighbors. I will surf more, worry less. I will resume some of my favorite hobbies that are important to honor because they bring me great happiness: playing the guitar, harmonica and

going to see live bands.

Life is short. I think instead of stressing out about eating too many cookies, it's better to put our energy towards trying the hardest we can to live fuller, happier lives. To be good to ourselves and to each other. To stop standing in the way of our own best selves. So, this year, let's skip the empty resolutions and instead raise a glass to just being US! Diet schmiet. Let's clink and say cheers to 2014 being the happiest and most fulfilling year yet. If you're near our neck of the woods for the Superbowl, swing by for some chili and here's a resolution you can count on: there'll be chocolate brownies at my next open house.

Beverlywood

From ALL agents in ALL companies

Single Family Homes Sold October – December 2012 Compared with October – December 2013

	Dec 2013	Nov 2013	Oct 2013	Average
Number of Sales	11	10	14	12
Average Days on Market	73	45	63	60
Low Price	\$630,000	\$620,000	\$650,000	\$633,333
Median Price	\$1,250,000	\$963,500	\$951,250	\$1,054,917
High Price	\$1,650,000	\$2,050,000	\$1,675,000	\$1,791,667
Average Price per Sq Ft.	\$176	\$527	\$540	\$414
	Dec 2012	Nov 2012	Oct 2012	Average
Number of Sales	22	11	13	15
Average Days on Market	66	75	53	65
Low Price	\$375,000	\$505,000	\$505,000	\$461,667
Median Price	\$777,000	\$925,000	\$595,000	\$765,667
High Price	\$2,500,000	\$3,250,000	\$1,150,000	\$2,300,000
Average Price per Sq Ft.	\$459	\$469	\$415	\$447

West LA – NEW LISTING!



First Open Sunday, January 5th 1-4pm

2734 Veteran Ave. – Offered at \$649,000

Traditional home on huge lot, this 2BD/1BA will charm you right from the curb. Bright, spacious living room, HW floors. French doors open from the living room to elevated patio & the expansive, grassy yard. The kitchen offers original white tile, farmhouse sink, & an array of stylish cabinetry. Washer/dryer tucked away in the attached garage. Both BDs are very comfortable, master has built-in desk space w/ ample storage & back BD looks out to the lush yard.

Beverlywood – NEW LISTING!



2313 Duxbury Circle – Offered at \$2,295,000

This is the street you would love to move on to. Quiet, idyllic and backdrop to many newly constructed homes, this tree-lined street is progress personified. Here sits the delightful 2313 Duxbury Circle in Beverlywood: a 1950's 3 bedroom/3.5 bath traditional style family home with charm to spare. Situated on a more than 10,000 square foot sized lot, this sweet house could be modified to further enhance its already lovely presence or it could be moved in to immediately in its' as-is condition. The artistic details are unique to homes of this era: intricately carved crown moldings, elegant wainscoting, bay windows and two hearty fireplaces. There is ample closet space including an enormous walk-in closet in the master suite. The expansive backyard (that includes a covered patio, pretty rustic views and a large, flat grassy area) is visible from many rooms inside the house. Sunlight streams in from the backyard and into the living and dining spaces thanks to the multitude of windows and doors leading out. The bedrooms and bathrooms are generously sized and in addition to the separate laundry room off of the kitchen, this house also offers a beautiful living room and formal dining room.

BEN LEE PROPERTIES – Real Estate Broker • Licensed Attorney

www.BenLeeProperties.com – (310) 858-5489

My featured listings

Cheviot Hills – FOR LEASE!



2766 Forrester Drive – For lease at \$7,999/month

Lovingly maintained 4BD/3BA traditional home on a fantastic street in Cheviot Hills. Light and bright with hardwood floors, plantation shutters, gorgeous original stained glass accent windows, and crown moldings throughout. Updated kitchen with all brand new stainless steel appliances, double oven, and cozy breakfast nook that looks out to the pool. Formal dining room. Large step down living room. Light & bright family room with fireplace, built-ins, and swanky wet bar. Just off the family room is a bonus room with cozy brick fireplace and separate entrance, an excellent space for a bedroom, office, or studio. Upstairs are three bright bedrooms with built-in desks and cabinets. Also upstairs is the generous master bedroom with tons of closet space, vanity area, and separate changing room. Beautiful backyard with large patio area and lush landscaping around the sparkling pool and spa, plus three changing rooms by the pool. Laundry room with side by side energy efficient washer & dryer.

COMING SOON!



3354 S. Beverly Drive – Beverlywood
First Open Sunday, January 19th 1-4pm

COMING SOON!



10259 Monte Mar Drive – Cheviot Hills
Offered at \$4,399,000

SOLD - Over Asking!



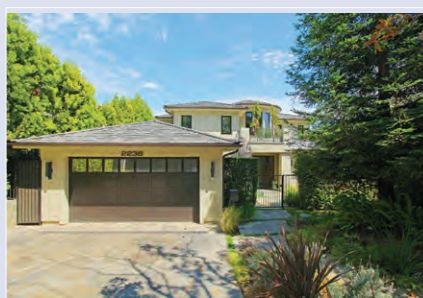
3036 Danalda Drive – Cheviot Hills
Offered at \$1,799,000

SOLD!



3015 Earlmart Drive – Cheviot Hills
Offered at \$1,779,000

SOLD!



2238 Bagley Ave. – Beverlywood
Offered at \$2,599,000

SOLD!



1933 Sawyer St. – Beverlywood
Offered at \$1,779,000

Beverlywood happenings



Palms-Rancho Park Library
2920 Overland Ave.
Los Angeles, Calif., 90064
www.lapl.org

Jan. 6
English Conversation Class
8 p.m.
This weekly class includes instruction on reading, grammar and pronunciation.

Jan. 9
Great Books Discussion Group
6 p.m.
Join the library for a discussion on “Bread Givers” by Anzia Yezierska. All are welcome to attend.

Jan. 11
Chess Class for All
11 a.m.
Observe or play with chess expert Brian Glover. Adults and children, beginners and intermediate players are welcome. Gifts from the U.S. Chess Federation will be given to each attendee.

Jan. 13
Baby Storytime
10:30 a.m. — 11 a.m.
Rhymes, songs, and stories for babies and their caregivers. Recommended for infants up to approximately 18 months. Most activities will be seated.

Jan. 25
Free Film
2 p.m.
Join us for a viewing of “The Abolitionists.” This PBS movie shows how a small group of reformers in the 1830s began fighting for the emancipation of millions of African Americans at a time when slavery was one of the most powerful economic and political forces in the U.S.

Feb. 1
Pre-School Storytime
10:30 a.m. — 11 a.m.
Stories, songs, rhymes and other activities to promote early literacy. Recommended for children ages 3 through 6.

Sidewalk TLC

By BEN LEE

We’ve all seen those patches of sidewalks with considerable bumps, gaps and an unlevel, difficult surface. So, who is responsible when buckled or hazardous sidewalks abutting a homeowner’s lot are the cause of a third person’s injury? Attorney Michael Harris describes the standard rules that apply to this particular rough road of home ownership.

- The abutting owner generally is not liable to maintain the sidewalk or warn of sidewalk hazards.

- An abutting owner may be liable if the danger is caused by the owner, such as leaving grease, vegetable matter or debris on the sidewalk.

- An abutting owner may be liable if shrubbery or overhanging tree limbs from the abutting owner’s property encroaches on the sidewalk.

- If tree roots are making the sidewalks defective, the abutting owner is generally not liable where the tree is growing on the parkway between the



sidewalk and the street, but the owner may be liable where the tree with the offending roots is growing on the abutting property owner’s lot.

- If the tree in the parkway is planted by the lot owner, he would be

responsible for sidewalk damage done by the tree.

If there is a sidewalk you know of that is in dire need of repair, you can call the City of Los Angeles’ Service Request at 1(800) 996-CITY or 3-1-1.

Did you know...

Cheviot Hills was home to, amongst other fine spectator sports, the exciting world of ... whippet racing?

From a Los Angeles Times article that dates to 1927, it was reported that early Cheviot Hills developer Frans Nelson donated the fine silver cup to be awarded to the owner of Southern California’s fastest whippet. In the article, the brand new neighborhood of Cheviot Hills was described as a “... tract located between the Rancho,

Hillcrest and California country clubs and the Palomar Tennis Club.”

Thousands of spectators were expected to witness the exciting race at which 18 of the state’s fastest dogs were scheduled to run and whose owners were described as, “... famous motion pictures stars and sportsmen who have enthusiastically taken up whippet racing.”

The course set before the spindly dogs began at real estate developer



Frans Nelson’s home. And speaking of homes, it appears as though it was as desirable to live in Cheviot Hills back in the 1920s as it is today. The Los Angeles Times boasted, “Although

Cheviot Hills has been developed only a short time, 80 percent of the property has been sold and already 71 homes, ranging in value from \$10,000 to \$50,000, have been erected.”