



# Cheviot Hills

*The greatest neighborhood in the world*



**BEN LEE**  
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# Holiday spirit is in the air

By BEN LEE

It's that time of year again.

When exactly do the holidays go from being the absolutely most exciting, beautiful, awe-inspiring, magical events of the year to times, instead, that can cause stress, aggravation and difficulty? When you're younger, it seems all you have to worry about is how quickly you can tear off the wrapping from all the presents. But as we get older, it's easy to get caught up in the work behind holidays and start to take the joyous parts for granted.

I love the holiday season. I love the lights, the music, the food. I love seeing the looks on my boys' faces when they open the perfect present. Leading up to the holidays, however, I tend to enjoy spending more time at the office. Home before the holidays can often

become a more eruptive, volcanic atmosphere than the other 11 months out of the year and it's best to steer clear. The boys, home from school and full of energy, run circles around each other, bounce off the walls and tear their rooms apart searching for their favorite, often broken toys from the year before. My wife is typically a bundle of nerves, attempting to create a lovely, idyllic Norman Rockwell-inspired homescape while in a perpetual whirlwind of going shopping, wrapping presents, finding the Scotch tape, racing to Costco, preparing all the food and making sure everything gets done on time. By the time the actual holiday comes, we're often both too tired to fully enjoy it.

This year I am going to make an early New Year's resolution and make a concerted effort to slow down and really appreciate the essence of the holiday season. I want to take a deep



breath and try to reclaim what makes it such a special time of year because when it's all said and done, it's not about the presents and picture-perfect decorations. The joy of the holiday season comes from being with friends, family and loved ones ... from being grateful for our health, happiness and

the ability to share time with one another. Sure, presents are fun. I wouldn't complain if, say, a new Tesla was parked out front. Maybe a red one. But, really, any color would be fine. Doesn't even need to be wrapped. It's the thought that counts.

## Cheviot Hills

From ALL agents in ALL companies

## Single Family Homes Sold September – November 2012

Compared with September – November 2013

	Nov 2013	Oct 2013	Sept 2013	Average
Number of Sales	3	5	7	5
Average Days on Market	80	35	36	50
Low Price	\$900,000	\$1,295,000	\$1,075,000	\$1,090,000
Median Price	\$1,303,000	\$1,775,000	\$1,876,000	\$1,651,333
High Price	\$1,800,000	\$2,999,000	\$2,792,500	\$2,530,500
Average Price per Sq Ft.	\$579	\$782	\$728	\$696

  

	Nov 2012	Oct 2012	Sept 2012	Average
Number of Sales	3	5	2	3
Average Days on Market	31	84	94	70
Low Price	\$850,000	\$880,000	\$1,100,000	\$943,333
Median Price	\$1,346,000	\$1,425,000	\$1,162,500	\$1,311,167
High Price	\$1,650,000	\$1,723,430	\$1,225,000	\$1,532,810
Average Price per Sq Ft.	\$435	\$483	\$508	\$475

## Cheviot Hills – NEW LISTING!



Open this Sunday, December 8th 1-4pm!

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

One of the original houses in the Country Club Estates, this home has only had one owner, the builder himself, who lovingly built it from the ground up in 1952. With a keen eye and craftsman's hand, this over two thousand square foot, three bedroom, two bath home is in fine shape due to its expert maintenance over the years. Stepping inside transports you right back to the nineteen fifties with countless details and touches sprinkled throughout. The home sits on an expansive piece of flat land, an almost nine thousand square foot lot, on one of the loveliest and quietest streets in all of Cheviot Hills. A short distance to the award winning Castle Heights Elementary school, this house will make any lucky family happy to be home.

## Beverlywood – NEW LISTING!



Open next Sunday, December 15th 1-4pm!

**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/2.5 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, formal dining room and ultra cozy family room/den. Nestled in the coveted and award winning Castle Heights Elementary school district, this is an extremely warm and inviting home that will not be on the market for long.

## Beverlywood



**1210 Shenandoah Ave. #103 – Offered at \$549,000**

A conveniently located, extremely efficient condominium in a strikingly clean, secure and well maintained building, this two bedroom, two bathroom unit has much to offer. In addition to the fine brick fireplace and wet-bar, other features include: a large living room, vast dining room, comfortable bedrooms, ample closet and storage spaces, access to a semi-private yard as well as a generous balcony that allows for a beautiful cross breeze as well as a lovely amount of light to constantly stream in. Separating the balcony from the home are French doors with sliding screen doors and exquisite blinds and drapes, all custom made. Brand new carpeting and meticulously kept up, this 1396 square foot condominium also includes subterranean two car tandem parking spaces and a laundry room tucked within the unit. All furniture (minus the treadmill) is available for purchase. Come see it today!

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# My featured listings

## Cheviot Hills



**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.

## Beverlywood



**3354 Beverly Drive –**

# Coming Soon!

# Cheviot Hills happenings



## Raising a Racquet

By BEN LEE

Many of us drive past (or belong to) the Beverly Hills Country Club on Motor Avenue.

The club has been a part of Cheviot Hills for 84 years and has been home to generations of swimmers, sun-tanners, exercisers and tennis players not to mention providing a backdrop to many parties, barbecues, brunches and more. Now, the BHCC is adding another credential to its expanding list of credits: philanthropy.

Members of the club have reached out to adopt budding tennis players across town at Jefferson High School in South Los Angeles. Knowing what a benefit it is to learn and play tennis, and how doing so could help in academics, the work force and more,

members of the BHCC have started a fund and have so far raised over \$10,000 to help students across town acquire the equipment they need to properly play the game.

Last month, the happy and grateful students, once forced to share raggedy tennis rackets and wear blue jeans on the court, were treated to a gourmet feast at the club and members presented each of them with Nike shoes, shorts and shirts to help them on their journey to becoming avid participants of the sport. This will be an ongoing partnership and members have vowed to continue helping the students of Jefferson High.

If you would like to get involved or learn more about joining the Beverly Hills Country Club, contact Doreen Neshier at [doreen.neshier@beverlyhillsc.com](mailto:doreen.neshier@beverlyhillsc.com).

### Motor Avenue Farmers' Market

Corner of Motor Avenue and National Boulevard  
Every Sunday,  
9 a.m. — 2 p.m.  
(Rain or shine)  
[www.motoravenuemarket.com](http://www.motoravenuemarket.com)

The Motor Avenue Farmers' Market is the perfect spot to stock up for your holiday celebrations.

It features a mix of seasonal fruits and vegetables from certified California growers, fresh seafood, packaged and prepared items and baked goods. There's even clothing and crafts from local artisans for sale.

Aside from the good eats, the market serves as a meeting place for the neighboring communities of Cheviot Hills, Palms and Beverlywood. There's weekly live music, free raffles and even pony rides and a petting zoo for the little ones. Oh, and don't forget about the free dog-sitting and parking at the IMAN Center at 3376 Motor Ave.

Organizers say that the community response has been positive to the market's mission. Sure, food is at the core of their efforts, but protecting the environment also plays a part in what goes on there.

Its local growers use fewer chemicals and take better care of the land all while using up to 17 times less fuel to get their goods to the market.

Take time to check out this community gem, it's worth the trip.

### Palms-Rancho Park Library

2920 Overland Ave.  
Los Angeles, Calif., 90064  
[www.lapl.org](http://www.lapl.org)

Dec. 7

#### Used Book Sale

10 a.m. — 2 p.m.

Books for all age groups will be available at this sale just in time for the holidays.

Dec. 10

#### What is Literature? The Epic of Gilgamesh

2 p.m.

Speaker: Mia Phoebus, Poet, lecturer and author of "Reminders of an I Not Left Behind."

Dec. 11

#### Teen Holiday Card Poetry Workshop

4 p.m.

Poet and artist Colin "Damnyo" Murray leads this class on giving the gift of poetry.

Dec. 12

#### Family Storytime

4 p.m.

Celebrate cooler weather and winter holidays! Enjoy some wintry stories, then make star and snowflake ornaments.

Dec. 19

#### Adult Book Club

3 p.m.

The Palms-Rancho Park Branch Library invites you to a discussion on Doris Lessing's "Fifth Child."

"Doris Lessing's contemporary gothic horror story — centered on the birth of a baby who seems less than human — probes society's unwillingness to recognize its own brutality." — Amazon.com