

Cheviot Hills

The greatest neighborhood in the world

NO. 15
June 2014



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

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

PRSR STD
ECRWSS
U.S. POSTAGE
PAID
EDDM Retail

*****ECRWSS****

LOCAL
Residential Postal Customer

New dog, new life



By BEN LEE

There comes a time in every busy family's life when you realize you may not know how to exist without chaos.

Peaceful living for some folks just is not in the cards and we thrive, instead, on constant activity and motion. That moment of clarity came to us a few weeks back when, on Mother's Day, my wife and I made the decision that it was time to get a dog. Just when our youngest of three sons was finally and habitually sleeping later in the morning (in our house that means 6 a.m., just so you get where we're coming from), we realized that the one thing that was missing from an otherwise completely busy, hectic and over scheduled home-life was a new dog. Specifically, a new puppy. An 11-week-old French bulldog pup named Yoda.

I think every parent of young children has preconceived notions about how bringing a dog into the family will suddenly open up new ways to encourage and expect acts of duty and responsibility. I heard myself assert the plan to our boys knowing full well that the likelihood of a 4-year-old picking up all the messes or waking up in the middle of the night to take the dog out to do his business was next to nil.

It took us almost a year to furnish our new home and we knew that it would be a punch to the gut to witness brand new rugs and table legs gnawed on and destroyed. Bitter apple spray and Nature's Miracle have replaced almost all other household products for usefulness and necessity and we're like old west cowboys, with trigger fingers at the ready.

Dog pros and novices alike all stressed the importance of crate training, especially in these early days of housebreaking. The crate looks so official in our bedroom but after hearing his sweet baby yelps from the confines of a metal cage that first night with us, we thought it would be better for him to sleep in our bed instead. Hard to say, but I think he likes that plan better.

So, we may be breaking some dog rearing cardinal sins but I can report that the boys, my wife and I are enjoying this new adventure. It's been a pleasant part of our evening to take a neighborhood stroll with him around the block and there's nothing like puppy breath to wake you up and get the day started first thing in the morning. And, save for a few blips and blunders (on the rug), we are thrilled to say Yoda is a great addition to our pack.

My featured listings

BEN LEE - ESTATES SALES

Rancho Park – NEW LISTING!



Open Sunday, June 8th 2pm-5pm and Tuesday, June 10th 11am-2pm

2562 Kelton Ave. – Offered at \$1,299,000

A recently remodeled, three bedroom, two bath home on a quiet street in the Overland Elementary School district, this lovely, two-story, Spanish style home is full of charm. Crowned moldings, recessed lighting, hardwood floors, enormous closets, delightful views, high ceilings and a grassy, manicured backyard that will please parents and children alike, this is an idyllic family home. Other highlights to note include a tankless water heater, Nest temperature control with dual zones, office, large laundry room and formal living room featuring a Walker Zanger tiled fireplace.

Cheviot Hills – NEW LISTING!



10550 Rountree Rd. – Offered at \$3,249,000

This is a home that exudes peace and tranquility. A home that, after a hard day at work, will welcome you in and close the door to all the stresses of the outside world. Exquisitely immaculate in its design aesthetic, this 5 bedroom, 4.5 bathroom home is brand new construction of the highest caliber. Crowned moldings, deeply rich wood floors, soothing paint colors culled from nature. An open floor plan showcases the formal dining room, living room and great room each with a tremendous amount of light streaming in.

Beverlywood – ACTIVE!



8821 David Ave. – Offered at \$675,000

Romantic yet ultra-stylish home, this impeccably maintained 2BD/1.75BA home is a delightful Beverlywood-adjacent oasis. A zigzag archway & refinished hardwood floors define the Spanish art deco style. On a quiet, private street, this home features a remote-controlled gas fireplace in the living room, formal dining room off the kitchen, a separate laundry room, & a finished, detached garage that could double as a studio or office. The kitchen features red Zodiac quartz counters, stainless steel appliances & custom linoleum floors. There's a lovely master with a remodeled en-suite BA and built-ins as well as a bright second BD w/ French doors that open to the backyard. Additional features include: copper plumbing, a 200 Amp electrical box, & bolted foundation, and plenty of closet & storage space throughout. Backyard has a beautiful patio w/ Spanish tiles, perfect for entertaining outdoors, a low maintenance garden, & a wonderful lemon tree. Excellent location in a great neighborhood close to shops & restaurants. Easy access to fwy, Expo line, studios, Beverly Hills & downtown Culver City. An incredible condo alternative without HOA dues!

Cheviot Hills – ACTIVE!



2715 Forrester Drive – Offered at \$4,199,000

One of the grandest homes on what is one of the most picturesque streets Cheviot Hills, this over 5000 square foot mansion provides the daily opportunity to live in your own, private resort. The highlights are almost too numerous to list: five large bedrooms, five and a half bathrooms, separate guest house beside the glorious swimming pool, Barbecue entertaining area and spa. Pocket doors allow for open flow or privacy. Plenty of light streams in to each room thanks to the enormous windows and glass doors. The enormous kitchen offers two dishwashers, stainless appliances, breakfast room and a view of both the backyard and greenhouse, perfect for all your orchid or farm-to-table needs. Up the dramatic staircase, behold the master bedroom suite that includes a mini-kitchen, massive dressing room, bathroom with designer stone walls and a colossal closet with plenty of additional storage. As if that wasn't alluring enough, there's likely nothing quite as gorgeous as seeing the view below from your private balcony. Located in the Castle Heights School district, once you live here, you may not want to travel anymore. Your vacation will be your home.

Cheviot Hills – JUST REDUCED!



2910 Patricia Ave. – Offered at \$2,145,000

This is a stately manor that would fit in perfectly with the grand estates of the English countryside. Nestled within mature fir trees, this private, recently remodeled home proudly boasts original features unique to Cheviot Hills' architecture. Elegant crowned moldings, formal living room and exquisite views. French doors from the formal dining room open to a freshly-landscaped grassy backyard. The updated kitchen includes state-of-the-art equipment: stainless steel appliances, impenetrable Kirkstone countertops, an abundance of pantry/storage spaces and a separate eat-in breakfast room reminiscent of English conservatories. This level of the house also has a laundry room, family room/den and office. The second story of this traditional style home was part of the major architectural overhaul that was undertaken by the current residents. The upstairs bedrooms have high ceilings, glorious views and extremely large closets. Two bedrooms have handsome built-in bookshelves as well as romantic window seats, ideal for curling up with a novel. The master bedroom is worthy of the King and Queen of the manor: A vast space with glorious views, enormous walk-in closet, beautiful bathroom with limestone tiled floors, marble countertops, Jacuzzi bathtub, dual headed steam shower and double vanity. Located in the award winning Overland School district, this five bedroom/four bath home is a truly exquisite and regal residence in Cheviot Hills.

Cheviot Hills – FOR LEASE!



2933 Danalda Drive – Offered at \$17,000/month

Newly-built estate defines master craftsmanship, 5 large bedrooms with en-suite bathrooms & walk-in closets. Kitchen features granite counters, finest appliances & an oversized island. Open floor plan - kitchen looks to great room, with stone fireplace, high ceilings & massive glass doors with view of the backyard. Master bedroom suite with views & huge his/her walk-in closets, bathroom (with shower massage jets) & a dry bar with mini-fridge & microwave. Tropical paradise backyard: lawn aside patio (with BBQ) stone enhanced pool feat a Pebble Tec bottom with custom tiled Baja ledge. Oversized hot tub doubles as swim spa. Gas fire pit & swim-in grotto behind waterfall. Travertine tiled lounging area with outdoor sound system. Additional features: 2 garages, upstairs laundry room, iPad controlled sound system & designer lighting. Windsor One trim, wood cabinetry & LEED Silver certified for Green Building, & 3 tankless water heaters, Nest temp control & 400 amps of power hookup for electric car needs. Nearly 12,000 sf lot, Castle Heights School district.

Brentwood – NEW LISTING!



Open Sunday, June 8th 2pm-5pm

11824 Darlington Ave #103 – Offered at \$949,000

Spacious 3 bedroom, 2 1/2 bathroom townhouse style condominium on a beautiful tree lined street in Brentwood. Granite kitchen with beautiful cabinetry and breakfast bar. Hardwood floors throughout the main level and an open floor plan connecting the living and dining areas. Upstairs are two spacious bedrooms and a large master suite with his & hers walk-in closets and luxurious bathroom with dual sinks and spa tub. Quiet, controlled-access building built in 1999 with exercise room and secured garage with two covered parking spaces for this unit. Close to upscale shopping and restaurants.

Cheviot Hills – IN ESCROW!



3155 Shelby Dr. – Offered at \$1,599,000



Homeowner's burden

By Michael Harris, Esq.

A person working around your house is injured; what liability may the homeowner face?

Labor Code 2750.5 provides that anyone performing work for which a contractor's license is required or working for someone who is required to be licensed is presumed to be an

employee of the hirer. Under this section, an unlicensed contractor and his employees are employees of the homeowner.

Labor Code 3352 excludes as employees casual residential employees who work less than 52 hours within a 90 day period or who earned less than \$100 within 90 days.

Therefore, when you hire

someone for a longer term project such as a home remodel or substantial construction, you must ensure that he is properly licensed and insured. If he is not and someone is injured, the workers compensation coverage of your homeowners insurance may not be sufficient to cover serious injuries.

Field of Dreams

By BEN LEE

How many parents have visions of the Major Leagues while watching their young children play on the diamonds of Rancho Park baseball?

Well, two families' dreams may actually come true as there are two high school boys, both graduates of the Cheviot Hills' Pony League, who are favored to be drafted to the actual Major Leagues.

At the recent Major League Scouting Bureau Southern California Invitational

Showcase at which 150 scouts attended, Marcus Wilson, who got his start playing in Rancho Park, was named unofficial MVP. He's also ranked 24 of Baseball America's top 100 high schoolers and has committed to Arizona State before hopefully hitting the majors.

Meanwhile, Hamilton High School junior Dalton Blumenfeld made headlines lately for choosing to stay at Hamilton despite being courted by stronger, more baseball centric high schools. Blumenfeld is an All-City

catcher but opted to stay at Hamilton to take advantage of its arts opportunities as well as its fine sports program.

Dalton also liked the idea of graduating with many of his baseball buddies, friendships created while playing together in the Cheviot Hills Pony League. Whatever roads these two all-star athletes choose to take, it's nice to see that hard work pays off and dreams do come true. It's also a source of pride knowing our neighborhood baseball league produces winners on and off the field.

Cheviot Hills' happenings

Palms-Rancho Park Library

2920 Overland Ave.
Los Angeles, Calif., 90064
www.lapl.org

June 5 Meditation Workshop

6 p.m. - 8p.m.

Doug Frankel will discuss a meditation technique that can help one reduce stress, enhance productivity and improve concentration.

June 7 Pre-school Storytime

10:30 a.m. - 11:30 a.m.

Stories, songs, rhymes and other activities to promote early literacy.

Recommended for children ages 3 through 6.

June 7 Quilting Class

2:30 p.m. - 5 p.m.

Travel through the art form of quilting. From the beginner to the advanced, all are welcome. Facilitated by Elaine Whiting-Geanakopoulos, this course teaches the techniques and skills needed to produce a variety of types of quilts using both traditional and nontraditional methods. Lessons in quilt making history, as well as art composition. Bring your own sewing supplies.

A Rover Runs Through It

By BEN LEE

With summer right around the corner and trips being planned, it's important to consider the vacation needs of your pets, too. The boarding and luxury kennel, Rover, a mainstay for over a decade in Culver City, has recently opened its second location, a beautiful space on Main Street in Santa Monica. Offering a variety of services for all of your pampered pets' needs, Rover makes sure your dog enjoys a resort experience without leaving town.

Spa treatments (including makeovers, massages and color treatments!), training sessions, pet-friendly movies, even a mini-bar that includes filtered spring water, hot dogsicles and custom created steamed chicken and rice. With all these unique and specialized services, space tends to fill up fast so consider treating your special furry friend to a staycation!

Visit the website www.roverkennels.com to learn more information.