



NO. 24
March 2015

Cheviot Hills

The greatest neighborhood in the world



BEN LEE

PROPERTIES

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School's in

By BEN LEE

March may represent different things to different people, depending on where you are or where your interests lie. To some, March means Mardi Gras! To others, it's corned beef and cabbage for St. Patrick's Day. The superstitious may be wary of the Ides of March while basketball fans may just relish in the March Madness of it all. Then there are a handful of people, mostly anxious parents, who hear 'March' and associate it with one thing: school letters come out. Every parent wants what is best for his/her child. Sometimes it's public school, sometimes it's private. Maybe the best bet is to home school; or maybe boarding school's better? There are always parochial schools, or charter schools, or magnet schools or immersion schools (but then is it French or German?? Mandarin or Spanish!?). The choices facing parents today feel nothing short of overwhelming. The good news: we are extremely lucky in that our local public schools are excellent. We have been big proponents of both Castle Heights and Overland because we have

family history with both. Our boys are "team Castle Heights". My wife's father and a handful of cousins attended Overland. Our boys' grandparents went to Louis Pasteur before it became LACES and three out of four of these grandparents graduated from Hamilton High (the fourth, my mom, is a Beverly High alum but since she's the only one who now lives in Cheviot Hills, we've made her an honorary Yankee).

For a variety of reasons, some families decide to opt for private school instead of public and with that comes a host of new stresses and anxieties to factor in. What kind of school is best suited for your child? Progressive and nurturing or something more academic? Maybe it's a school with strong athletics? There are handfuls of coaches working on the Westside to guide parents through the myriad of choices that exist. These highly sought after experts will help navigate your child's path and assist with everything: from filling out applications, to handling interviews; scheduling tours and prepping for the ISEE exam. They'll even give pointers to your youngsters on how to make eye contact while learning how to firmly shake hands.

My wife and I did not seek the help of one of these individuals when we decided to apply to a private school for our five year old this year. It's possible that if we had, Vincent's interview might've gone a slightly different way. I'm sure he probably did fine. In fact, while we were waiting in the outer office, my wife and I heard Vinnie and the admissions lady laughing up a storm. When the two of them rejoined us in the waiting area, the woman summed it up by saying, 'Well, he'd certainly add some personality to the place!' She also shared that he told her what his favorite word was. You can make your best guess and yes, it was a body part. So, rejection or acceptance letter? Either way, this March, we will be among the other parents waiting at the mailbox for our answer.

No matter where you choose to educate your child, it's certainly nice to know that, given the multitude of choices out there, sometimes the best bet can be found right in our own backyards. But by backyards, I mean our local public learning institutions. I think we can safely cross home-schooling off the list.

My featured listings

BEN LEE - ESTATES SALES

Beverlywood – NEW LISTING!



Open Sunday 1:00 - 4:00pm

9711 Cisco St.

– Offered at \$1,199,000

A house that exudes warmth and love from the moment you cross its threshold, this traditional style, mid-century home is as sweet as they come. There are hardwood floors, crowned moldings and an easy flow from room to room. The living room is anchored by a cozy brick fireplace, the perfect spot to sit and curl up with a good book. The elegant formal dining room leads straight into the kitchen which in turn overlooks the family room so it's easy to keep an eye on the kids, while you're busy preparing dinner. The kitchen has been recently upgraded with brand new stainless appliances, as well as under cabinet lighting and an island range. Light from the lovely backyard streams through into the family room, making the entire space bright and airy. The large master bedroom suite offers his/her closets, an office nook and a beautifully redone bathroom that includes a marble vanity with designer accent tiles. There is a guest room that is enhanced by a skylight as well as two additional bedrooms that are as comfortable as they are whimsical. This home was remodeled with numerous environmental upgrades such as rooftop solar panels, tankless water heater, a 220 volt electric car charger in the garage, double paned windows, smart thermostat, a solar powered attic fan and a roof that's less than five years old. But if that wasn't enough, the garage is also wired for TV and cable, ideal for taking the Superbowl party outdoors. Located on a beautiful, tree-lined street and a stone's throw from the local park and award-winning Castle Heights Elementary School, any family would feel lucky to call this house their next home.

Beverlywood – ACTIVE!



9600 Bolton Rd. – Offered at \$1,749,000

An enchanting property perched above a quiet and family friendly street in Beverlywood, this 3 BR/2.5 BA home offers many features iconic to homes of the era without compromising modern day conveniences. You will be charmed by the home's intricate crowned moldings, hardwood floors, marble fireplace and beautiful views. The 3 bedrooms and baths 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, 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.

Cheviot Hills

– IN ESCROW!



10550 Roundtree Rd.

Offered at \$3,149,000

Cheviot Hills

– FOR LEASE!



10290 Cheviot Dr.

Offered at \$5,000/mo.

Palms – REDUCED!



3635 Inglewood Blvd. – Offered at \$1,695,000

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 Zebrawood 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.

Cheviot Hills

– JUST SOLD!



10559 Cheviot Dr.

Offered at \$1,979,000

Beverlywood Adjacent

– CALL FOR MORE INFORMATION!



1304 Roxbury #102

3 Bedroom / 3 Bath

Cheviot Hills happenings

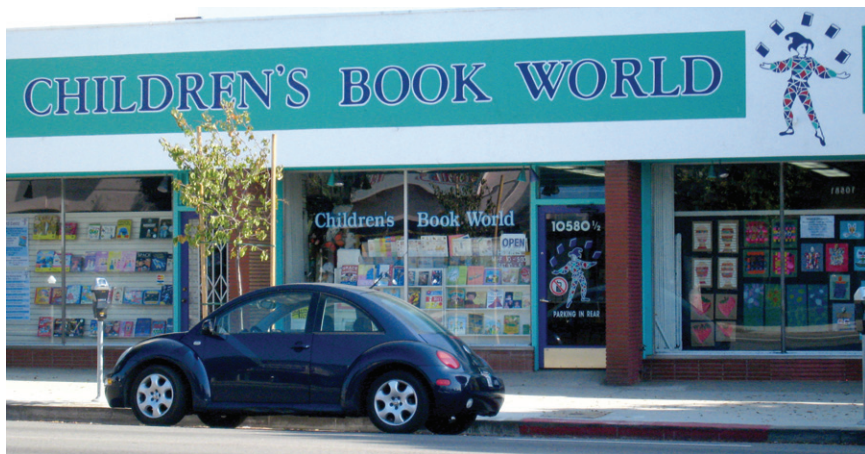
Raffle

By BEN LEE

Thank you to everyone who entered the raffle to Robertson's hippest new coffee house: Undergrind Café. Congratulations to Cheviot Hills resident Lynn Lempert, you are the winner! Now you can enjoy spending \$50 dollars on everything from sandwiches to espressos. Here's a shot of Shane and Penelope Reynolds about to use their gift certificate from Food on Pico. Their mom, Kelley, was the big winner of the Food raffle in January. So, what are we giving away this month? In our effort to highlight local, family-run businesses, we are giving away a \$50 gift certificate to the fabulous Children's Book World on Pico. Boasting thousands of titles and the most knowledgeable staff in Los Angeles, CBW is one of the finest local



bookstores around. To enter, simply send Ben an email to: Ben@benleeproperties.com and write: CHILDREN'S BOOK WORLD in the subject. In the body, please let us know your name and the best way to reach you. Thank you, good luck and happy reading!



Celebrating 10 years



By BEN LEE

Speaking of local businesses, The Knox Aveda Salon, located at 2823 South Robertson Boulevard is celebrating it's 10 year anniversary and they're doing so in style. Take a stroll

over to this neighborhood beauty parlor on March 15th at 5pm and enjoy live music, food/drinks and receive a complimentary hair care service. For more information, call Tanisha Knox at: 310-837-5600 or www.knoxsalon.com

Top Ten!

By BEN LEE

Well, the national rankings are in and I am very proud to report that I was ranked number 10 out of an astounding 82,200 Coldwell Banker agents worldwide. Always nice to get recognized after working so hard and closing so many deals. It was an amazing year and I'm anticipating that 2015 will be even more productive. Go Team Ben Lee Properties!



Movie Review- Birdman

By Michael Harris

It may have won this year's most coveted Oscar but it didn't impress movie reviewer Michael Harris much. Here's his take on this year's 'Best Picture.'

This is avant garde film making which did not satisfy. It (almost) all takes place in a pretty confined backstage venue with narrow long passages but the hand held camera closely follows the actors such that despite the space it can be dizzying. The exercise involves a Superhero actor regaining his relevance and artistic needs by acting and directing a Broadway play. It much reminded me of my experiences as a teen-ager being taken by my parents to the local small plays which I almost always hated and

which they adored. My reaction to these plays was that they were never as good as the movies, and their only excuse to gain an audience was the actors were allowed to swear a lot in the plays. They swear plenty and gratuitously in this as well, and it adds the pre-school trope of someone running through a crowd in his underwear. In other words this picture was strange and a bit of an ego bone to the people who take to the stage to entertain us and whose relevance to the society as a whole even they may question.



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