

Cheviot Hills

The greatest neighborhood in the world



Stella Steagall, a 5th grader at Castle Heights who wowed the judges with her stellar gymnastic moves is the winner of our beach ball photo contest. Keep a look out for our next contest in the fall.



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Summer is on

By BEN LEE

How's everyone's summer going so far? I guess for most of us, summer isn't entirely different than any other season. Work doesn't take a break just because the sun is brighter and the days are longer. With kids out of school though, there's more opportunity to spend more time together, whether traveling or just hanging out around the house. Maybe because we've gotten a new dog and I'm walking outdoors more often than I used to, I've noticed a really nice increase in neighborhood kids playing in their front yards and running to see friends on other blocks. It reminds me of when my wife and I were younger and we both had that ultimate

summertime existence: playing with kids on your street all day, only breaking for a quick dinner back home and maybe an evening jump in the pool.

One image that always springs to my mind when thinking of summer is the Fourth of July. When my wife and I got together, we brought two very different memories of America's most patriotic holiday. For Lilli, July 4th might as well have been Friday the 13th for all the unlucky stuff that seemed to fall on that particular day. One year she had to go into the hospital for a month long stay. Another year her dog died. On yet a different year, her grandmother passed out during the family's barbeque. The Fourth of July for me was far less nefarious. A burger

and a couple of bottle rockets and poppers were as wild as we would get. Since moving to Cheviot Hills, we've made a tradition of going to Rancho Park with our boys to watch the fireworks from neighboring Hillcrest Country Club. Many friends set up their beach chairs, bring Thermoses of hot chocolate for the kids and it always feels like a fun, community-filled activity to share. This year, happy to say, we won't be at Rancho but, instead, watching the fireworks in Big Bear. My younger brother Josh will be getting married on July 4th to his longtime partner, Brady. Did you happen to see Project Runway last season? Bradon (we're the only ones who call him Brady) was one of top designers featured on the show. He actually

proposed to Josh during the series, much to all of our excitement watching it unfold live on TV. Brady has been part of our family for almost twenty years but it'll be nice to finally make it legally official.

I hope everyone has a safe and festive Fourth of July as well as all the other dates this fine month has to offer. Even if you're stuck behind a desk while it feels like everyone else is somewhere beachy and tropical, maybe you can treat yourself to an ice cream bar the next time the truck rings its bell, driving down the street. Or a late night jump in the pool after a bar-bequed dinner. That may just be the trick to a happy life: to inject our days with a little bit of summer every chance we get, all year long.

My featured listings

BEN LEE - ESTATES SALES

Beverlywood – NEW LISTING!

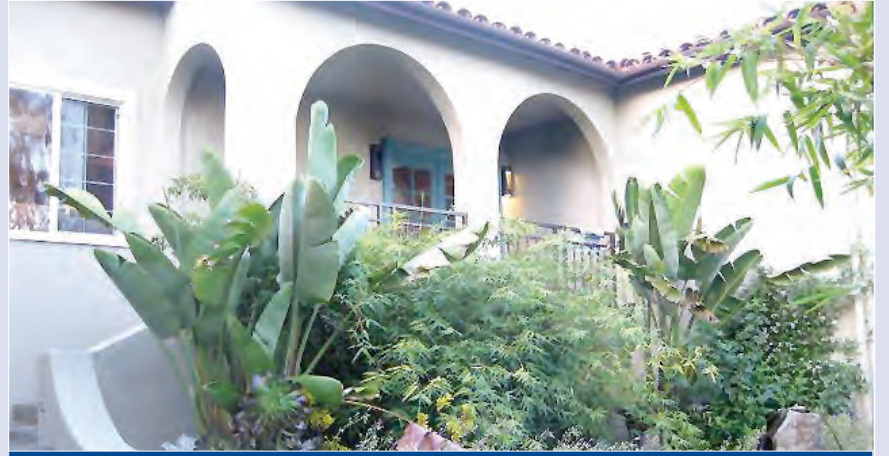


Open Sunday, June 29th 2pm-5pm

9031 David Ave. – Offered at \$1,199,000

A beguiling traditional home in Beverlywood that beckons you to appreciate what an authentic and original home is meant to be. Delicately adorned crowned moldings, all hardwood floors, a striking Bay window in the formal living room allowing for the whole space to be embraced in light. The den opens to the formal dining room with interesting features such as an art wall that is missing from homes built today. Original fixtures will delight architectural historians who will appreciate homes of this era. Not to say, though, that that the home's amenities haven't bettered with age. Modern improvements such as new appliances in the bright and pretty kitchen, the recently remodeled, exquisitely tiled bathrooms as well as the spacious master bedroom suite enhance the home without compromising any of its original charm. Another advantage to this 3 bedroom/2.5 bathroom house is its abundance of closet and storage space, a true benefit given the fact that most homes of this era did not offer much in the way of where to store belongings. There is a side patio on one side of the house, perfect for a morning coffee, as well as a large entertaining space on the other side that connects to the grassy backyard and converted garage. Located in the award winning Castle Heights school district, this is a true jewel of Beverlywood and deserves your immediate attention.

Cheviot Hills – NEW LISTING!



10289 Bannockburn Dr. – Offered at \$1,699,000

Spanish Mediterranean with city views in great location of Cheviot Hills! Private bamboo fence with lush gardens surround the home completely. The yard also boasts a Koi pond, gas fire pit and outdoor shower! Covered deck with granite outdoor bar makes this home perfect for entertaining. With 6 bedrooms and 4 full baths this home boasts wood floors, large formal dining, formal living, maids quarters, office, large kitchen with center island, 3 refrigerators, outdoor laundry room, gas burning fireplace, breakfast area and plenty of storage space throughout.

Cheviot Hills – ACTIVE!



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. Two downstairs fireplaces give warmth to rooms that could be taken straight from the pages of a magazine. The state-of-the-art kitchen features an oversized Carrera island, stainless Subzero refrigerator, Viking six-burner range, large walk-in pantry and wine refrigerator. Upstairs, you'll find the convenient laundry facilities with an abundance of storage space, enormous bedrooms and bathrooms and the master suite which is an absolute oasis: his/hers grand walk-in closets, a balcony overlooking the grassy backyard below, a Roman empire inspired tiled bathroom and an adjacent sitting area beyond the bedroom, perfect for a fireside chat or cozy reading nook. Located in the Overland School District on a serene, tree-lined street in Cheviot Hills, this is a truly beautiful family home that will make you proud to return to every day and night.

Brentwood – ACTIVE!



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.

Pacific Palisades – FOR LEASE!



990 Corsica Dr. – Offered at \$18,500 / Month* *All offers considered

A gated magical estate as grand in scope as it is rich in history, this 5500 square foot mansion in the Palisades Riviera is truly a sight to behold. There are old world architectural flourishes around every corner of this 5 bedroom/5 bathroom home with guesthouse that includes 2 bedrooms and 2 bathrooms at over 1800 sq. ft. Heavy wooden beams above, original Moroccan tile below and so many delicate panes of colorful stained glass upstairs, that at night, when the interior is magically illuminated, the home is often referred to as a jewel box. The impressive craftsmanship of this nearly 100 year old property is a testament to the skills of its era. The formal living room with its inspiring stone fireplace and the unique octagon shaped dining room both appear perfect for hosting glamorous Hollywood inspired parties. Nestled among an orchard of mature citrus trees as well as an outdoor barbeque, refrigerator and hot tub, the guest house is as ideal for entertaining as the main property. Outdoors connects to the home by virtue of a romantic spiral staircase leading from the garden to the second story office. Also upstairs you'll find intricately detailed, recently refurbished bathrooms with original tile work, four large bedrooms and a generous abundance of closets and storage capabilities. Two interior staircases marry the first floor to the second and in almost each room you will encounter enchanting chandeliers that lend additional glamour to an already stunning space. Downstairs, you'll find a basement perfect for wine storage. This home is so special, it truly defies typical description and is something one must experience in person to fully appreciate. Available furnished or unfurnished.

Cheviot Hills – LEASED!



10361 Dunleer Dr. – Offered at \$7,000/month

Lovely, Tudor-style home on charming tree-lined street in Cheviot Hills. A newly constructed property, this three bedroom, three and a half bathroom, English cottage offers plenty of charm: deeply hued hardwood floors below and crown moldings above. The formal living room has a vaulted exposed wood beam ceiling and uniquely crafted glass windows. The kitchen features granite counters, stainless steel appliances, six-burner range, and oversized island, and overlooks a bright, open great room. Beyond this space are the laundry and powder rooms and French doors that open to the private, grassy, flat backyard with relaxing hot tub. One bedroom downstairs and two upstairs, each large in size and with its own en-suite bathroom. The master suite features a spacious walk-in closet and bathroom with dual-sink vanity and luxurious spa tub. Award winning Overland Elementary School.

Cheviot Hills – IN ESCROW!



3155 Shelby Dr. – Offered at \$1,499,000

Take the opportunity to make this impeccably maintained and improved upon 1960s family home all your own! From the first step over the threshold, be struck by the custom-designed Terrazzo floors and warm-hued wood walls, which set the scene for a versatile, open-floor plan. This house is ideal for entertaining—whether it's Mad Men-inspired cocktail parties in the living room with its generous fireplace that segues into a stone enhanced wet-bar in the den, to children's birthday parties in the completely private, resort-like backyard with French doors that lead to the pool, pergola and lush landscaping. The kitchen has a separate breakfast room, massive amounts of storage and pantry spaces as well as stainless, updated appliances. A formal dining room, laundry room, powder room and master bedroom suite—including a master bath offering four shower-heads, a Jacuzzi bathtub, double vanity and Travertine tile—round out the downstairs. In addition to the inspiring views, the second story of this fine family home presents two additional, large-sized bedrooms with attached bathrooms and spacious closets. Interesting to note about this home is the ease in which one could build on, if desired. The foundation is already in place to increase the scope of the second story, and with such a vast lot size, there is nothing to lose and everything to gain by taking this already sensational home to the next level!

Beverlywood Adjacent – IN ESCROW!



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

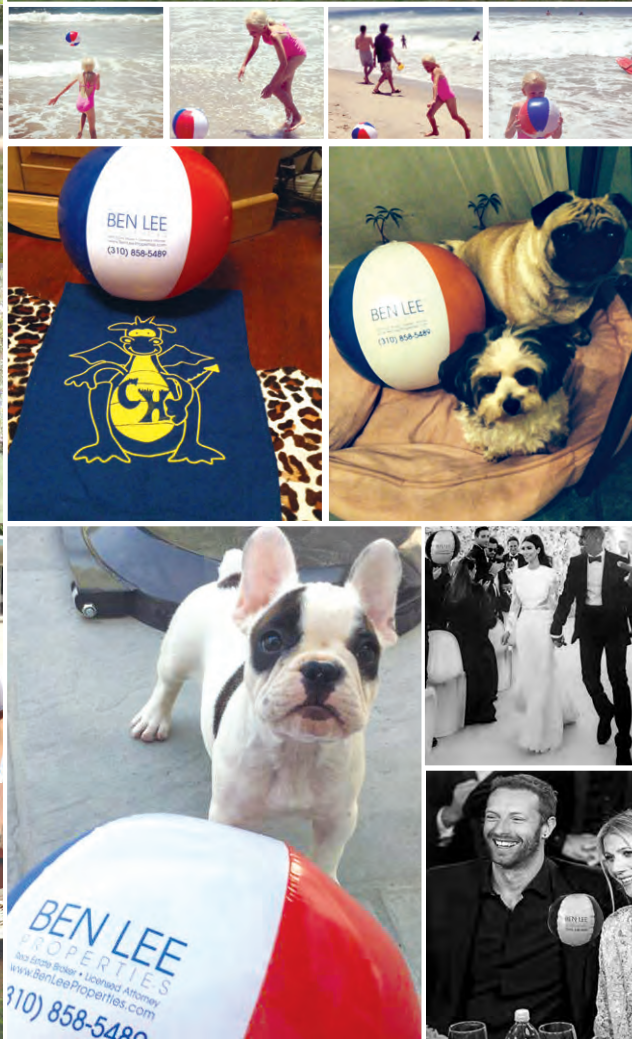
Romantic yet ultra-stylish home, this impeccably maintained 2BD/1.75BA home is a delightful Beverlywood-adjacent oasis. A zigzag archway & refinished hardwood floors define the Spanish art deco style. On a quiet, private street, this home features a remote-controlled gas fireplace in the living room, 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 fry, Expo line, studios, Beverly Hills & downtown Culver City. An incredible condo alternative without HOA dues!

Cheviot Hills' happenings

Beach ball fun



Thank you to everyone who submitted photos for our Beach Ball contest! Here's a sampling of what you sent us.



WIN FREE DODGER TICKETS!

By BEN LEE

Calling all Dodgers fans! Ben Lee Properties is running an easy raffle to win two terrific tickets (and complimentary parking!) to see the Dodgers crush the Braves on Wednesday, July 30 at 7:10pm. What's a better summertime activity than enjoying a Dodger Dog at the ballpark, watching the boys in blue get grand slams? If you'd like a chance to win these tickets (log section!), simply email Ben: ben@benleeproperties.com and cc his new marketing director Mark: mark@benleeproperties.com. Write 'Dodger Tickets' in the subject line and put your name and contact information in the body of the email. We will take all names we get, put them in a Dodgers cap and choose the winner at random by July 10th.

Go Dodgers!

CASTLE HEIGHTS ELEMENTARY now offers a dedicated "TK" class: Transitional Kindergarten. This is a special kinder prep program designed for those children turning 5 before December 2nd this year. It will be taught by a credentialed kindergarten teacher who is adored by her students (and their parents!). Think of it as a free year of the best pre-school your child could ever have.

Come see this wonderful school for a small, private tour: July 29th, 8:45 a.m.

If you live east of Motor, all you have to do is enroll when the school office opens July 17th. If you don't live in the CH attendance area, please contact : jillseidel@sbcglobal.net or jenniferhornstock@mac.com for more information on how to apply for a permit.