

NO. 20
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Cheviot Hills

The greatest neighborhood in the world



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Giving Thanks

By BEN LEE

I read an article once that stated when a couple gets married, it's best not to rock the boat by expecting to take over hosting any major holidays. Leave the biggies to the pros (mothers and mothers-in-law) and if a new couple wanted to host something, embrace Arbor Day over anything too traditionally important.

My wife and I have been together for 18 years and last November was the first time we took the reigns and had Thanksgiving, and all the relatives expecting a great feast, over at our house. With control comes great pressure to

succeed and my wife approached the task with the strength and determination of a general leading an army. She watched so many turkey-related YouTube videos leading up to the big day, I started dreaming about brine. Figuring she would be mad if I decided to just wing it (haha) when it came to my big job of the day, I watched my own YouTube videos on how to properly carve a bird. Martha Stewart magazines and William Sonoma catalogues littered our floors. Amazon packages containing meat thermometers, roasting pans, basters, cheese-cloth and new linens arrived almost daily. Our house became a Thanksgiving-themed flurry of manic activity with the hope that the holiday, the first in our home,

would be a success.

When the big day arrived, I did what was probably one of the smartest things known to man. I offered to take all three boys out of the house... all day long. When we finally came back hours later and I saw how beautiful the tables looked and how delicious the house smelled, I did something equally brilliant that practically brought my wife to tears of joy. I told the boys to get clean and put on fancy clothes because their mom worked really, really hard on this dinner and it was going to be the best Thanksgiving ever. And it was.

After all that stress, research and worry... the food, thankfully, was great. Even if the turkey was dry and the pies

tasteless, though, the holiday still would've been perfect because we were all together. My mom and 96 year old grandmother were there, Lilli's sister and parents, even friends with no where else to go came to share a wishbone and fight over the drumsticks.

It was a great day and, fingers crossed, this year will be just as ideal. Probably not stress-free, these holidays never are. But I'll do my part again by steering clear until turkey time and then giving thanks for the health and happiness of my family. Because holiday or not, being with those around my table is the best part of my day, every day. And for them, I am thankful.

My featured listings

BEN LEE - ESTATES SALES

Cheviot Hills – NEW LISTING!



10559 Cheviot Dr. – Offered at \$1,979,000

This Mediterranean style home with 5 Bedrooms and 4.5 Baths has impossibly high ceilings and embraces the concept of an ideal family home. Step inside and be inspired by the spaciousness of the living spaces that effortlessly flow from room to room. The formal dining room opens to a private side yard and the family room offers not only a cozy fireplace but also an enormous built-in storage unit. The kitchen and breakfast nook are extraordinarily light and offers plenty of storage for every amateur yet ambitious chef. Upstairs you will find the office with tranquil, treetop views and the bedrooms with astoundingly massive closets. The backyard presents both an entertainer's ideal patio area as well as an environmentally friendly grassy plain on which the children and animals can run and play. This home also offers a guest room, laundry room and large, two car garage. Located in the award winning Overland Avenue School district.

Cheviot Hills – IN ESCROW!



10550 Rountree Rd. – Offered at \$3,149,000

5 BD, 4.5 BA newer construction. Crowned moldings, rich wood floors, soothing paint colors. Open floor plan showcases FDR, living rm & great rm. 2 downstairs fps. State-of-the-art kitchen feats oversized Carrera island, ss Subzero refrigerator, Viking 6-burner range, lg walk-in pantry & wine refrigerator. Upstairs laundry facilities w/ storage, lg BDs & BAs & master suite: his/hers walk-in closets, a balcony overlooking grassy backyard, a tiled BA & an adj sitting area. Overland School District.

Brentwood – IN ESCROW!



868 Leonard Rd. – Offered at \$2,595,000

Classic Mid-Century Ranch that appeared in Architectural Digest in 1958 and has not been on the market in 39 years. In original condition with travertine floors, curved wood walls and walls of glass overlooking a private yard. This jewel is ready to be restored. It's on a quiet cul-de-sac North of Sunset in the coveted Kenter School District and across the street is an easy stroll to Crestwood Hills Park. There is a spacious living room, dining room and large family room with fireplace. An eat-in kitchen and wonderful master bedroom and bath that open to the lovely yard. The lot is approximately 11,163 Square Feet. There are a total of five bedrooms and two and a half baths. Laundry room and direct access from the garage. This home offers an incredible opportunity for comfortable California indoor/outdoor living.

Cheviot Hills – REDUCED!



10289 Bannockburn Dr. – Offered at \$1,599,000

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.

Brentwood – IN ESCROW!



11824 Darlington Ave #103– Offered at \$799,000

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.

Beverlywood – 3 BEDROOM COMING SOON!!



8963 W. 25th

West Hollywood – IN ESCROW!



7168 Willoughby Ave. – Offered at \$699,000

Lovely 2 BR/1 BA home with spacious & bright living room with custom paint & newer hardwood floors throughout. Updated kitchen has granite counters & stainless steel appliances. French doors open to a wrap around deck. Both BRs are very comfortable & boast ample closet space including a walk in located in the 2nd BR. Additional multi-functional bonus room has storage cabinetry. Other upgrades include a remodeled BA, central AC/Heat plus new sewer line. Prime opportunity to own in West Hollywood!

Rancho Park – IN ESCROW!



10707 Esther Ave. – Offered at \$965,000

Great opportunity to own in this desirable neighborhood. This 3 bedroom / 1 bath fixer features hardwood floors, fireplace and detached converted garage. The large backyard is private and offers lots of grassy area for entertaining. Located close to trendy shopping and dining with easy access to Westwood, West LA, Century City and Culver City. Located in the Overland school district. This gem is not to be missed!

Cheviot Hills happenings

Block Party

By BEN LEE

I was happy to sponsor the Cheviot Hills Country Club Estates annual block party last month. Such a fun event at which families come out of their homes to watch their kids jump in bounce houses, decorate pumpkins, eat lots of food and meet neighbors. Always a fantastic day and I was thrilled to be a part of it.



Words of Wisdom

By BEN LEE

Our ten year old recently was given an email account through school. He reached out to his grandparents to say hi via the Internet. What he got back from my father-in-law was more than just a regular old response. It was a compilation of life lessons that will be treasured by our family. Thought it was worth sharing with you.

Hello Mason,
This is Poppa Michael saying you are a pleasure to have on my Internet connection. This is all new to me as I was not brought up with this means of communication as you were, so please understand I am not too savvy on all the ways of the technology. However, I am amazed at how with the touch of a keyboard I can reach out across the world and even to Cheviot Hills and Mirman School. So I hope the new bridge to the 21st Century as the old politicians use to call it works to better the world and to create more understanding among peoples everywhere and that you contribute to the betterment of all societies by being aware of all your abilities and to use them for good and not just personal pleasure. Drop the Star Wars fascination and concentrate on Star Trek where the idea was to bring peace and understanding to the galaxy and



not conquest as a means to an end. Live with a lighter carbon footprint, learn to eat without the need to kill animals whose souls and spirits share the same planet and whose existence is a continuing necessity in order to balance the order among all living and loving creatures. Enjoy all of your family and realize that they will not always be physically in your life, so treasure the time you have with each and every one. Do not criticize those who may have shortcomings, but accept them with all the faults and mistakes

that none of us including you can avoid. Avoid sugars, and sugary drinks, do not use too much salt, avoid pills, do not think that doctors always have the right answers because medical science is more an art form than we realize with far too many unanswered questions than the profession will admit. Hold on to your memories and think of life as a panorama of events that you want to look back on as something to be savored and not something to avoid. Do not think that fighting and wars have solved anything and always look behind the motives of those you do not agree with. Because there are always two sides to every issue do not draw a conclusion without hearing the facts on both sides from which you can determine the correct course. Finally, enjoy every moment because happy or sad everything is a learning experience.

Love, Poppa Michael

Play Ball!

By BEN LEE

For the first time, the Cheviot Hills Pony Baseball Association will be inviting a new group of horses into its fine stable of athletes. Joining the more experienced kids playing in the Pinto, Mustang and Bronco divisions will be the newest group: the Shetlands!

For a child curious about playing baseball, this is the division to choose and there is nothing as fun as being part of a team. Parents will surely enjoy the experience, too, as watching your child



play baseball in Rancho park is truly the epitome of community. If your son or daughter was born between 2006-2008 and is interested in learning the fundamentals of baseball, participating in opening/closing ceremonies, making new friends, wearing a uniform and being a part of something really fun, consider registering on line starting November 1 at:

<https://raponline.lacity.org> You can also learn more about the Shetlands as well as all the other divisions from the Cheviot Hills Pony Baseball Association website at: www.chpba.org.

FREE FOOD!

By BEN LEE

Highlighting fine local businesses is a fun way to bring attention to the many great things our neighborhood has to offer. Last month, lucky winner Doreen Krieger was the recipient of a basket of goodies from local baker Mollie B's Cookies and I was happy to be on hand to help deliver the prize. This month we are giving away a \$50 gift certificate from the delicious restaurant: C and M Café on



Motor. Recently featured on Cheap Eats, this inexpensive, non-pretentious, fully flavorful sandwich shop will become your family's new

favorite. To win the gift certificate, simply email: ben@benleeproperties.com and write 'C&M giveaway' in the subject line. That's it! We'll pick the winner from all entries at the end of the month and notify you by email. Good luck and happy eating!