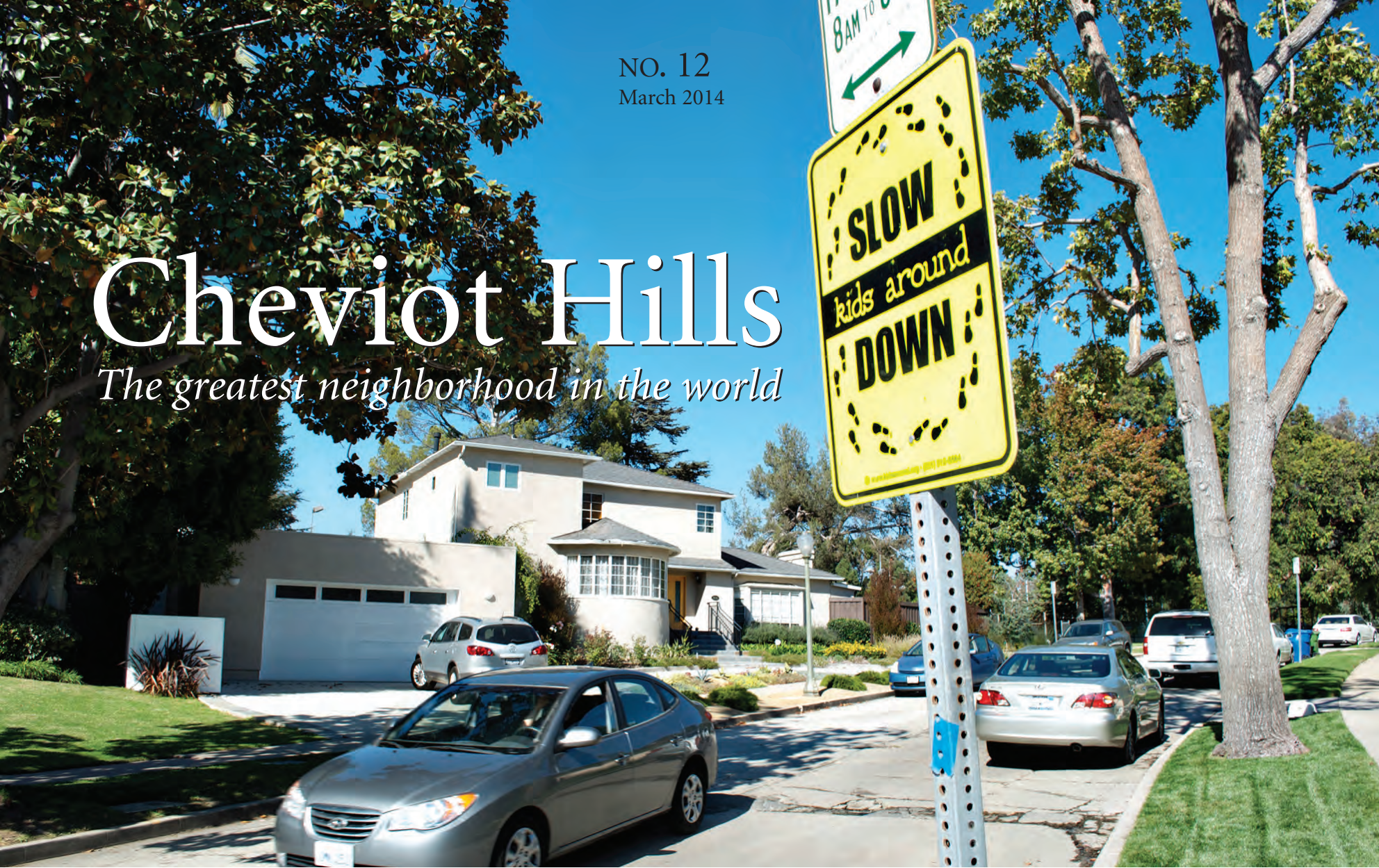


NO. 12
March 2014

Cheviot Hills

The greatest neighborhood in the world



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.

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Hop on board

By BEN LEE

One of the nicest things about living in our community is being so close to so many of the area's necessities.

It's relatively easy to walk or ride bikes to the market, bank, shops on Pico and National, the park and local schools. In fact, my wife walks our three sons to Castle Heights Elementary everyday and on mornings I'm able to join them I'm always struck by how pleasant it is to enjoy the fresh air, say hi to the neighbors we pass and best of all, to avoid searching for a parking space once we get to school.

There has been talk about the Expo Light Rail Line for years and how it will affect our neighborhood once it is up and running. According to most recent reports, Cheviot Hills resident Jonathan Weiss has been an active proponent of the Expo Greenway project with the intention of transforming the area between Westwood Boulevard and Overland area into a, "... sustainable urban

greenway that would provide a corridor of native species, a stretch of open space, and a place where rainwater is sustainably moved back to the ground."

Originally this area was flagged to be a parking lot but thanks to the efforts of Jonathan, now we can expect the area to be green instead. Beautiful, yes, but don't we need ample parking, too? There will be 260 parking spaces in a lot at Exposition and Sepulveda, 250 spaces at Exposition and Bundy and 70 spaces at Santa Monica College. There will also be bike racks and lockers at every station as well.

Anyone who has spent time on the Westside knows that bad traffic and sharing clever routes to avoid it is what bonds us together. If we wanted to see a 7 p.m. art opening at Bergamot Station or a movie on the Third Street Promenade, it's almost unimaginable to picture going without battling hideous traffic traveling east or west. The term "rush hour" is basically a misnomer, too, because there never seems to be a break in the freeway



headaches no matter what time of day you're driving. Possibly, and I am certainly hoping, the Expo will make it easier and less stressful to get around.

My family and I have hopped on the train a handful of times going east. There's a stop right at the Science Center downtown and it's certainly

easy to take it to concerts and games at Staples or L.A. Live. Time will tell but I hope that we will be train travelers heading out west when this new construction is completed in 2015.

Until then, I look forward to seeing you those mornings I have the lucky chance to walk my boys to school.

Cheviot Hills

From ALL agents in ALL companies

Single Family Homes Sold December 2012 – February 2013

Compared with December 2013 – February 2014

	Feb 2014	Jan 2013	Dec 2013	Average
Number of Sales	3	3	5	4
Average Days on Market	106	52	22	60
Low Price	\$1,150,000	\$1,520,000	\$899,000	\$1,189,667
Median Price	\$2,000,000	\$1,800,000	\$1,508,000	\$1,769,333
High Price	\$2,295,000	\$2,095,000	\$1,710,000	\$2,033,333
Average Price per Sq Ft.	\$502	\$892	\$599	\$664
	Feb 2013	Jan 2012	Dec 2012	Average
Number of Sales	2	4	9	5
Average Days on Market	8	70	76	51
Low Price	\$1,110,000	\$650,000	\$718,001	\$826,000
Median Price	\$1,145,000	\$992,500	\$1,395,000	\$1,177,500
High Price	\$1,180,000	\$2,351,000	\$2,850,000	\$2,127,000
Average Price per Sq Ft.	\$748	\$678	\$578	\$668

My featured listings

Cheviot Hills – NEW LISTING!



10259 Monte Mar Drive – Offered at \$4,399,000

Brand new construction on a quiet, well-manicured street, in one of the most coveted areas of Old Cheviot Hills, this 7,000+ square foot masterpiece offers inspired transitional Mediterranean design. Upon entering the home, guests can sit fireside, sipping tea in the cozy yet elegant formal living room. Also on this floor is a private office with built-in cabinetry and en suite bath. A traditional dining room connects to the kitchen through a butler's pantry, and the exquisite kitchen opens to a spacious great room with 2-story vaulted ceiling, filled with natural light from a soaring sky. The kitchen boasts a Sub-Zero 72" refrigerator and freezer; Wolf 48" range top with griddle, double wall oven, and warming drawer; two dishwashers, two sinks, walk-in pantry, large island with seating for 4, and ample storage. Presenting the ultimate entertaining landscape, this property includes—in addition to lawn, pool, and patio spaces—a great expanse of private, grassy land that extends past the property line for your use and enjoyment. Back inside and upstairs, four generously-sized bedrooms each have an en suite bath. The master bedroom features a lovely fireplace, vaulted ceiling and French doors leading to a private balcony overlooking the backyard and golf course, against a backdrop of city lights views. The master closet is spacious enough to be mistaken for a bedroom, and the attached master bath is bright and beautifully designed with shower large enough for two, double sink with seated vanity, relaxing tub, and separate toilet room. On the home's ground level, find a sprawling guest suite with walk-in closet and bathroom, sizable laundry facilities, ample storage, and dedicated multi-media closet for network, TV, phone, alarm and CCTV equipment. A huge bonus room with wet bar is wired to offer the best in home theatre entertainment. Designed and built by Diamond West Distinctive Homes and situated on a 10,200+ square foot lot, this 6 bedroom (including office), 7^{1/2} bath will arguably be the grandest home in Cheviot Hills. Asking \$4,399,000, this property is an estate to very proudly call home.

Brentwood – NEW LISTING!



8 Oakmont Drive – Offered at \$6,999,000

A unique opportunity to live in a monumental estate on one of the most exclusive streets in Brentwood. Welcome to 8 Oakmont: a celebration of design, desire and dedication to providing the best in what a home could possibly offer. Upon entering, be inspired by the majestic, marble foyer brightened by an impossibly high skylight and the classic, grand staircase separating the formal living and dining rooms. The size and scope of this massive estate is quite impressive: eight complete bedroom suites, all with attached baths and enormous closets. The master suite includes two enormous his/her bathrooms and adjoining nursery with the convenience of a mini kitchen facility. An elevator allows easy access to each of the three floors. The modern kitchen follows the same design scheme as the rest of the home: there are virtually no corners in all of the family and living spaces. Rounded edges provide a sense of peaceful tranquility that radiates from indoors and extends to the lushly landscaped and private outdoors that includes a beautiful swimming pool. Additional features include a six car attached garage, maid's quarters, designer lighting, butler's pantry, media/entertaining room, sauna, offices and much more.

We take pride in managing one of the largest and most personal transactions people make in their lives and we're so gratified when we do. We'd thought we'd share a note we recently received from a couple of happy buyers.

From our first meeting to the day we closed, Ben and his team were attentive, knowledgeable and respectful of our needs as first-time homebuyers. We had our sights set on living in Cheviot Hills, and despite feeling discouraged by the dearth of inventory, Ben assured us our home was out there. Through his excellent reputation and relationships, Ben did find us our home, and he and his team lead us through the offer and escrow quagmire with extreme professionalism and patience. Their advice, coupled with their enthusiasm, made the entire process surprisingly painless and exciting for us. We had heard so many horror stories about buying a home that we were bracing ourselves for the worst. With Ben, Elizabeth, and Kelly by our sides, it was, quite honestly, the best. We just couldn't be happier with our experience and our beautiful new home.

Best,
JACKIE AND CLINT

Cheviot Hills – NEW LISTING!



2910 Patricia Avenue – Offered at \$2,295,000

This is a stately manor that would fit in perfectly with the grand estates of the English countryside. Nestled amongst a forest of mature fir trees, this supremely private and recently remodeled home proudly boasts original features that makes true Cheviot Hills architecture so trusted and unique. Elegant crowned moldings, hard wood floors, a regal fireplace in the formal living room and exquisite views abound. French doors from the formal dining room open to a woodsy side deck: the perfect setting for enjoying cocktail hour amid the treetops before heading back inside for dinner. The kitchen was updated to include all of the state-of-the-art equipment the sophisticated at-home chefs have come to desire: stainless steel appliances, sleek yet impenetrable Kirkstone countertops, an abundance of pantry/storage spaces and a separate eat-in breakfast room reminiscent of English conservatories. Also included on this level of the house is the laundry room, family room/den and office. These two spaces, however, could easily convert into additional bedrooms as they each come equipped with generous closets. The second story of this traditional style home was part of the major architectural overhaul that was undertaken by the current residents. Roughly 1700 of the 3500 square feet were added to make the home comfortable for a growing family. The upstairs bedrooms each possess 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 far reaching views, enormous walk-in closet, beautiful bathroom with limestone tiled floors, marble countertops, Jacuzzi bathtub, dual headed steam shower and double vanity. There is also an additional area off the bedroom that could be used for an office, gym, additional closet or even a nursery. Located in the award winning Overland School district, this five bedroom, four bath is the epitome of a truly exquisite and quite regal residence in a picturesque pocket of Cheviot Hills.

IN ESCROW!



9720 Beverlywood Street – Beverlywood
Offered at \$1,099,000

IN ESCROW!



3354 S Beverly Drive – Beverlywood
Offered at \$899,000

IN ESCROW!



2313 Duxbury Circle – Beverlywood
Offered at \$2,295,000

Chevoit Hills happenings



March auction madness

By BEN LEE

Forget about college basketball, the real March madness is the amount of amazing shopping and socializing to be done in support of your local elementary schools.

It behooves every homeowner to do his/her part to make sure the local public elementary school is top notch and one of the best ways to ensure this is to attend these schools' annual auctions. The sad reality of public schools in the Los Angeles Unified School District is that they are unable to offer many of their academic and extra

curricular programs without fundraisers to pay for them. The good news is our local elementary schools are THRIVING thanks to the parents, friends and neighbors who attend their biggest fundraising efforts of the year: their silent/live auctions.

For a nominal fee, you can enjoy dinner, drinks and the chance to purchase a multitude of priceless items (concerts! Backstage tours! Sporting and musical events!) as well as other, everyday items such as restaurant gift certificates, neighborhood services and exercise classes often at hugely

discounted prices.

So, please consider attending either (or both) of the auctions put on by Overland Elementary (March 15) or Castle Heights Elementary (March 22). Not only is it a fun evening and the chance to mingle with teachers and principals, but you're putting your shopping dollars toward a most meaningful cause: public school education. Here are their websites for ticket information: Overland: friendsofoverland.org/id22.html. Castle Heights: chessspringevent.com.

Palms-Rancho Park Library

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

Learn the different styles of creative writing and tips to finding and improving your writing style.

March 1
Pre-School Storytime
10:30 a.m. — 11 a.m.
Stories, songs, rhymes and other activities to promote early literacy. Recommended for children ages 3 through 6.

March 5
Toddler Storytime
10:30 a.m.
Join children's librarian Michele and her friends for a fun and interactive storytime program. Each week focuses on a different letter of the alphabet. Program includes stories, songs, movement and a fun craft.

March 6
How to Maximize Your Social Security Benefits
6:30 p.m.
Samuel F. Rad, a certified financial planner, will help you explore the Social Security system and learn tips on how to maximize your benefits. This seminar is designed to assist those who have not but will soon begin receiving their Social Security retirement benefits or those who have begun their payments within the last year.

March 12
Creative Writing - 'Write Stuff' Workshop
4 p.m.

March 13
Score — LA
1 p.m.
Free one-on-one counseling provided by business professionals to anyone operating a small business or thinking of starting one. By appointment only. Contact Michele Robinson at mrobin@lapl.org to schedule an appointment. Each appointment lasts one hour.

March 15
'What Foreigners Need to Know About America from A to Z'
3:30 p.m.
Author Lance Johnson will speak about his award-winning new book, "What Foreigners Need to Know About America from A to Z." The discussion will focus on: foreign vs. American customs, how others view Americans, the friendship process, understanding slang, cultural differences in colleges and businesses. He also invites questions from the audience about their confusing experiences in the U.S.

March 19
Teen Origami Workshop
4 p.m.
This class is led by origami artist Peggy Hasegawa. For teens, ages 11-19.



Know your homeowners' rights

By MICHAEL HARRIS, ESQ.

You've bought a home, one of the finest investments one can make. Unfortunately, however, sometimes buyers can't maintain payments and homes enter in to foreclosure.

Did you know the California Homeowners Bill of Rights became law on Jan. 1, 2013 to ensure fair lending and borrowing practices for homeowners? The laws guarantee

fairness and transparency for homeowners in the foreclosure process. These are the rules:

1. Homeowner must be contacted prior to foreclosure to determine the homeowner's financial status and to find ways to avoid foreclosure.

2. Mortgage servicers cannot continue the foreclosure process if the homeowner is working on a loan modification.

3. Mortgage servicers are required to provide a single point of contact to homeowners who are at risk of default.

4. Borrowers have the right to seek civil relief for any material violations of the new foreclosure process protections. Injunctive relief may be available before a foreclosure sale.