

Cheviot Hills

The greatest neighborhood in the world

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

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The greatest *neighborhood in the world*

By BEN LEE

It doesn't matter where you live. If you love it then you have discovered the greatest neighborhood in the world.

I feel lucky to have lived in many different areas within this fantastic city before landing in what I believe is the most ideal neighborhood of all: Cheviot Hills. Born and raised in Los Angeles, my family moved to Malibu after a few years in South Santa Monica. We moved to North Santa Monica after Malibu so I could attend first Crossroads and later Santa Monica High.

My wife (Brentwood born) Lilli and I bought our first starter house in West Los Angeles before one too many babies

made a two-bedroom house feel a bit too cramped for comfort. We found a beautiful house (well, to be fair, it needed a lot of updating but after a good amount of work we think it's beautiful!) in Cheviot Hills and realized that we landed in the greatest neighborhood imaginable.

It's virtually effortless for me to promote Cheviot to clients who may be unfamiliar with the area because my infatuation with this neighborhood is wholly sincere. I love that it's near Beverly Hills, Westwood, Culver City, Brentwood — even the freeways — but still feels like it's tucked away in its own secluded enclave.

The nearby public schools are really

strong and have benefited greatly from active parents invested in creating the best possible environment for their children (mine included). The hills are great for exercising, homes are well maintained, families are friendly and there is something to be said for living nestled within one of the busiest metropolises in the country but feeling totally safe. I have been fortunate enough to build my real estate practice in Cheviot and I really believe my success has been due in large part to the fact that once people discover this gem of a community, they really want to live here. It's a secret we residents share and I am honored to be in on it.

One thing Cheviot Hills doesn't have

is a monthly newsletter so we figured we would give it a go. We're hoping it will provide information not just on local real estate but community events, activities and other articles that may be of interest. If you have anything you would like to contribute or ideas to share, please let us know. After all, there's a lot going on in the greatest neighborhood in the world and who better than our neighbors to be first to learn all about it?

I hope you enjoy this first issue and look forward to seeing you around Cheviot soon.

MAGNIFICENCE on MONTE MAR



What comes to mind when you picture your ideal home? Does it overlook a tranquil golf course, a welcome respite conveniently located next to all of life's necessities? Does its state-of-the-art kitchen have every culinary convenience for today's modern chef? Are there romantic balconies and terraces that extend the indoor spaces to reach outside? Are there views from every room? Does your dream home have a 4-car garage? A bathroom for every bedroom? An elevator to carry parcels from the ground floor up? A vast, resort-like backyard that flows seamlessly from outdoor living and sun bathing poolside to the golf course beyond? Is it a short stroll to a park, tennis courts, shops and restaurants? This is one home that truly earns the distinction of having it all.

Brand new construction on a quiet, well-manicured street, in one of the most coveted areas of Old Cheviot Hills, this [7000+] 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. Open expansive bi-fold doors to let the outdoors in, and enjoy al fresco dining wrapped in the warmth of an outdoor fireplace.

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. Or, should the mood strike, why not cook outside? A handsome poolside cabana includes an outdoor kitchen, bathroom, and wiring for music and television so guests can watch the game while waiting for their hamburgers to grill. 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. Play catch, kick a soccer ball, play fetch with Fido, or safely explore and enjoy a bit of nature.

Back inside and upstairs, four generously-sized bedrooms each have an en suite bath. A lounge with sweeping views opens to a balcony, perfect for curling up with a good book. You'll also encounter the magnificent Master retreat. 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 and coming to the market in Summer 2013... this property is an estate to very proudly call home.



Cheviot Hills happenings

Palms-Rancho Park Library

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

April 6
Chess Class
11 a.m. — 1 p.m.

Come and observe or play with chess expert Brian Glover. Adults and children, beginners and intermediate players are welcome. Gifts from the U.S. Chess Federation will be given to each attendee.

April 8
Baby Storytime
10:30 a.m. — 11 a.m.
Rhymes, songs, and stories for babies and their caregivers. Recommended for infants up to approximately 18 months. Most activities will be seated.

April 11
Great Books Discussion Group
6 p.m. — 8 p.m.
Join us for a discussion on “The Women of Trachis” and “Philoctetes” by Sophocles. All are welcome to attend.

April 13
Great Ideas in Philosophy
3:30 p.m. — 5:30 p.m.
This taped lecture series by Prof. Daniel N. Robinson of Oxford University and The Teaching Company introduces the main currents and issues in philosophical thought from ancient Greece to the contemporary world. Each session includes time for questions and discussion. Previous knowledge of philosophy is not necessary.



April 20
Cancer Prevention from the Inside Out
3:30 p.m. — 5:30 p.m.
Lily Padilla, a holistic nutrition chef, certified health coach and cancer survivor will discuss how to use anti-cancer cleansing foods and will explain the connection between inflammation, chronic diseases and stress. Cooking demonstration will be included.

April 27
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.

Cheviot Hills

From ALL agents in ALL companies

Single Family Homes Sold December – February 2012 Compared with December – February 2013

	Feb. 2013	Jan. 2013	Dec. 2012	Average
Number of Sales	2	4	9	5
Average Days on Market	8	70	76	51.33
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
	Feb. 2012	Jan. 2012	Dec. 2011	Average
Number of Sales	2	3	6	4
Average Days on Market	192	89	110	130
Low Price	\$899,000	\$680,000	\$1,075,000	\$884,667
Median Price	\$1,400,000	\$790,000	\$1,378,500	\$1,189,500
High Price	\$1,950,000	\$895,000	\$2,062,498	\$1,635,833
Average Price per Sq Ft.	\$539	\$501	\$499	\$513



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