



# Cheviot Hills

*The greatest neighborhood in the world*



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*Please call me if you would like any real estate help or information.*

PRSRT STD  
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U.S. POSTAGE  
**PAID**  
EDDM Retail

\*\*\*\*\*ECRWSS\*\*\*\*

LOCAL  
Residential Postal Customer





# Fall: A chance to start fresh

By BEN LEE

There's something about September that brings about feelings of starting fresh and beginning anew. Maybe it's tied to buying brand new school supplies to give your children an optimistic start to a new school year. Or, possibly, it's because of the tradition that seeds get planted in the fall to bloom in the spring. In any case, September seems to be an optimal month to revisit those new year resolutions you may have made back in January and see how to finish out the year in a positive, productive way.

Conveniently, the to-dos most people have on their lists can easily be

checked off by utilizing what we have right in our own backyards. Want to eat better? Then, pay a visit to the Farmers' Market held every Sunday on Motor at National. Not only is it a pleasant way to select some fresh fruits and vegetables, it's also fun running into neighbors enjoying iced coffees or letting your little ones take a pony ride. (Helpful hint, though: don't turn your back on your curious 3 year old near the hot pepper cart. Not everything there is meant to be a taster!).

Exercise is another big goal many people (including myself) share in common. For those of us wanting to power walk, we are blessed to live in a neighborhood boasting the strenuous

hills that give it its name. I remember the full body work-out I endured years ago just from pushing two of our boys in their double stroller up the hills of Manning and Patricia. That beats going to the gym any day!

Maybe September is the right month to get your finances in shape, too. Achieve some debt reduction, clean up your credit, pay off some credit cards. Typically, after Labor Day is a busy time for real estate as well. People seem to crave a fresh start and with that often comes a new home. Empty nesters, after seeing their kids off to college, often cash in on the energetic time to sell and downsize into a smaller, more manageable home.

The same is true in the opposite directions for families about to expand. They seize the opportunities out there and make September their month to buy the bigger home in which they can see themselves raising their children for years to come.

No matter what kind of hope and inspiration September brings, I hope that the month finds you and your loved ones well. Life, as we all know, can be busy and chaotic and there's never enough time in the day to get done everything we set out to do but, in the end, if we've been kind to one another and try to be good to ourselves, that should be considered a pretty successful accomplishment right there.



IN ESCROW!



**3062 Earlmor Dr. – Cheviot Hills**

*Offered at \$2,295,000*

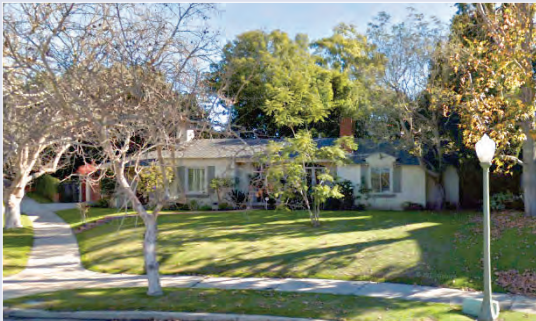
**SOLD!**



**2417 Canfield Ave. – Beverlywood**

*Offered at \$1,099,000 - SOLD OVER ASKING!*

**SOLD! - In Escrow after only one day!**



**2780 Club Dr. – Cheviot Hills**

*Offered at \$1,899,000 - SOLD OVER ASKING!*

**SOLD!**



**2700 Anchor Ave. – Cheviot Hills**

*Offered at \$1,799,000 - SOLD OVER ASKING!*

**SOLD!**



**10525 Ayres Ave. – Rancho Park**

*Offered at \$1,225,000*

# My Featured Listings



**3232 Oakhurst Ave - Beverlywood**

*\$679,000*



**10392 Tennessee Ave – Westwood**

*\$1,995,000*



**2851 McConnell Drive – Cheviot Hills**

*\$2,699,000*

## OAKHURST HIDEAWAY

A totally private, wholly enclosed property in the coveted Castle Heights school district, this ultra-romantic cottage on Oakhurst is the perfect place to start a family, compose a poem or retire in style. Offering an abundance of sweet character, there are original hardwood floors throughout, coved ceilings, recessed lighting and a kitchen that exudes all the charm of country living. In addition to the two bedrooms and one bathroom, this house also has a lovely living room, dining room and a lovingly built tree house in the back. The home is just over 950 square feet, however the nearly 5000 square foot lot provides plenty of space for either children or pets to roam with the freedom that comes from a gated, totally private retreat. Make it yours today!

## CONTEMPORARY MEDITERRANEAN

Beautiful Mediterranean 5 bedroom 6 bathroom, 4200+ square foot home. Soaring ceilings, hardwood floors with custom accent designs, gorgeous kitchen with granite counter-tops, and breakfast area. Downstairs there is an open floor plan for the formal dining area, large living room, family room with fireplace, and guest bedroom. Upstairs are 4 bedrooms, all large and each with its own en-suite bathrooms including the huge master with private balcony, fireplace, his & hers walk-in closets, and luxurious oversized tub. Private yard with large patio, perfect for dining al fresco.

## ENGLISH TUDOR

In the fine tradition of English Elizabethan architecture, this 5,100 square foot estate is a true jewel in the crown, 5 bedrooms and 5.5 baths, all quite large. Deeply hued wood floors and a stately fireplace adorn the formal living room. Bay windows are punctuated with exquisite stained glass. The formal dining room leads to a well-appointed kitchen and breakfast area. In the spirit of trompe l'oeil, original murals decorate many of the walls of the home. Modern conveniences abound inside this English classic, a Sub-Zero refrigerator, massive closet and storage capabilities, central heat and air, dual showerheads and an oversized sunken tub in the master bath. There's a two-car garage, an intercom system and even an attic with a built out bedroom. What's truly special though, are the details that set it apart: the interior balcony reminiscent of Romeo and Juliet. The original glass doors, recently featured in an art lover's magazine. The upstairs views of downtown Los Angeles. The beautiful side patios, perfect for entertaining. The waterfall that flows into the swimming pool underneath the storybook bridge. Utterly private yet located a stone's throw from the award winning Castle Heights Elementary school, this is a truly special home that one must visit to fully admire and appreciate.



# Cheviot Hills happenings

## Palms-Rancho Park Library

2920 Overland Ave.  
Los Angeles, Calif., 90064  
[www.lapl.org](http://www.lapl.org)

### Sept. 9 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.

### Sept. 14 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.

### Sept. 26 Adult Book Club

3 p.m.  
Join library staff for a discussion of Michael Ondaatje's "Cat's Table." "In The Cat's Table, Ondaatje seems to lead the reader on a journey through three deeply submerged weeks in his own memory — from the year 1954, when, at age 11, he traveled on the ocean liner Oronsay from Colombo, in what was then Ceylon, to England, a passage that would lead him from his past to his future self." — New York Times

## Castle Heights Elementary School

9755 Cattaraugus Ave.  
Los Angeles, Calif., 90034  
[castleheightselementary.org](http://castleheightselementary.org)

### Oct. 18 Pumpkin Patch

2:30 p.m.  
Pick the perfect pumpkin at the school's annual patch.

### Oct. 20 Fall Festival

11 a.m. — 5 p.m.  
Enjoy a little festive fun during the annual Fall Festival. There will be games, good eats and good times.

## Hamilton High School

2955 S. Robertson Blvd.  
Los Angeles, Calif., 90034  
[hamiltonhs-laUSD-ca.schoolloop.com](http://hamiltonhs-laUSD-ca.schoolloop.com)

### Sept. 5 School closed

Sept. 9  
Photo ID Make-Ups  
Visit the South Hall to get your picture taken.

Sept. 10  
Boys' Basketball Try-Outs  
3:20 p.m.  
Do you have what it takes to hoop it up?

Sept. 19  
Back-to-School Night  
6 p.m.  
Learn about what to expect this school year.

Sept. 20  
Football vs. W. Adams  
7 p.m.  
The Yankees travel to W. Adams High for a gridiron clash.

# SoCal home sales soar in July, prices steady

**I** Southern California's recovering housing market remains red-hot with sales hitting an eight-year high for July and prices remaining firm, a real estate research firm said in August.

There were 25,419 new and used homes and condominiums sold last month in Los Angeles, Riverside, San Diego, Ventura, San Bernardino and Orange counties, DataQuick said.

That's up 17.6 percent from June and 23.5 percent compared to a year earlier. In fact, sales were only a half-percent below the historically normal level for July.

The median sales price — meaning half of the homes sold for more and half for less — was \$385,000. That was the same as in June but up nearly 26 percent since July 2012.

The median price has now risen year-over-year for 16 months in a row.

"We think a lot of the increase in activity can be chalked up to a rising inventory of homes for sale. The jump in mortgage rates a couple of months back might have spurred more buying, too," DataQuick President John Walsh said. "The market continues its

rebalancing act, with more and more people who've been 'underwater' now able to sell their homes at a profit, or at least break even."

However, that didn't necessarily apply to people saddled with the cheapest homes.

The number of homes that sold for \$300,000 through \$800,000 last month rose more than 50 percent compared to July 2012. The number that sold below \$200,000 dropped 26.4 percent year-over-year.

Weak low-end sales largely were due to a "fussy" mortgage market and an inadequate supply because many owners of low-end homes still can't afford to sell without taking a loss and lenders are not foreclosing on as many properties, DataQuick said.

Overall, indicators of market distress continued to decline, DataQuick said.

Foreclosures were down, the number of buyers who financed with multiple mortgages was low and the size of down payments was stable, the firm said.

- ASSOCIATED PRESS

## Cheviot Hills

From ALL agents in ALL companies

## Single Family Homes Sold June – August 2012

Compared with June – August 2013

	Aug 2013	Jul 2013	Jun 2013	Average
Number of Sales	9	7	14	10
Average Days on Market	30	55	41	42
Low Price	\$860,000	\$1,225,000	\$1,100,000	\$1,061,667
Median Price	\$1,337,500	\$1,925,000	\$1,493,750	\$1,585,417
High Price	\$2,000,000	\$3,650,000	\$2,755,000	\$2,801,667
Average Price per Sq Ft.	\$618	\$652	\$612	\$627
	Aug 2012	Jul 2012	Jun 2012	Average
Number of Sales	6	5	9	7
Average Days on Market	32	88	60	60
Low Price	\$1,070,000	\$965,000	\$882,000	\$972,333
Median Price	\$1,273,718	\$1,430,141	\$1,375,000	\$1,359,620
High Price	\$1,749,000	\$2,000,000	\$2,995,000	\$2,248,000
Average Price per Sq Ft.	\$456	\$495	\$547	\$499