

NO. 18  
September 2014

# Cheviot Hills

*The greatest neighborhood in the world*



**BEN LEE**  
PROPERTIES  
Real Estate Broker • Licensed Attorney  
[www.BenLeeProperties.com](http://www.BenLeeProperties.com)  
**(310) 858-5489**

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

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

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Residential Postal Customer



# REAL SIMPLE

## September reset

By BEN LEE

What is it about September that feels like a fresh, new start is upon us? Maybe because this month is still so closely associated with the first day of school (even though every student I know starts in August) and there's something about seeing your children with their new shoes, new crayons and a new backpack that somehow inspires grown-ups to begin a fresh, organized and simplified start to their lives, as well. Speaking of simplifying, it was quite surreal to open the September issue of Real Simple magazine to see my family's smiling faces gracing its pages. Our interior designers submitted photos of our home several months ago and lo and behold, we were selected to be the featured home and family of September. After an all day photo shoot

and a handful of interviews, we had no idea what would happen next. We were so curious about how we would be portrayed or how lengthy (or miniscule) a feature it would be. Imagine our astonishment when we opened the magazine to see ourselves in the center of the magazine, in an astounding seven-page spread.

The joke, of course, was how 'perfect' every shot looked. Our published selves don't exactly represent our actual reality. There was my wife serenely reading a novel on the couch while the boys were calmly taking turns with a game. In the kitchen, only fresh cut flowers, healthy kale and a designer bowl of tangerines decorated the center island. The playroom featured a completed Lego castle with all its pieces intact, as opposed to being scattered all over the floor. The dog was perched atop Mason's bed, totally tranquil. The

before/after of our lives to the page is probably close to the equivalent of how real women compare themselves to airbrushed supermodels. Sure, it all looked great but our friends who happened to be at the house the weekend the issue came out had a great laugh at how 'perfectly' we were portrayed. Where were the pictures of 25 kids, sopping wet from the pool, chasing each other through the house leaving trails of watery, muddy footprints in their paths? Where were all the dirty dishes stacked up high in the sink with the pesky summer flies buzzing around? Missing from the magazine were the mountains of junk shoved into corners and shoes and clothes left on the floor! Yes, all evidence of how we really live was tidily cleaned up and put away for the cameras. But it was fun to play the part of models for the day and we were

proud to illustrate the solid and irrefutable truth that our house was created by a fantastic team of brilliant and creative individuals. Since the article didn't really promote them as much as they deserved, we're doing it here: Interiors by Von Fitz Designs (<http://vonfitzdesign.com>) and construction by Ron Friedman of A1 Construction, [www.a1constructiondesigns.com](http://www.a1constructiondesigns.com)

I guess it's also relevant to mention that real estate services were provided by Ben Lee Properties.

So, grab the September issue of Real Simple magazine on newsstands now. In addition to recipes and organizational tips, you'll also get to see how peacefully and simply a busy Cheviot Hills family with three boys and a puppy really lives. Wink, wink!

# My featured listings

## BEN LEE - ESTATES SALES

### West Hollywood – ACTIVE!



#### 7168 Willoughby Ave. – Offered at \$749,000

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!

### Cheviot Hills – REDUCED!



#### 10550 Rountree Rd. – Offered at \$3,199,000

5 BD, 4.5BA 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.

### Rancho Park – NEW LISTING!



#### 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!

### Brentwood – REDUCED!



#### 11824 Darlington Ave. #103 – Offered at \$849,000

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.

### Cheviot Hills – IN ESCROW!



#### 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.

### Hidden Hills – IN ESCROW!



#### 24745 Robert Guy Rd. – Offered at \$1,795,000

A true gem in the prestigious, private horse community of Hidden Hills. Charming and elegant, this romantic Country English two story home has gorgeous hillside views. This home boasts 4 Bedrooms plus 4 completely remodeled Baths, a dramatic master suite, living room and cozy den. As you walk through the home you will notice wonderfully appointed touches such as hardwood floors throughout, gleaming new kitchen cabinets and counters and leaded windows. French doors lead to a spacious, lush, grassy yard with large patio and lovely gardens, fountains, sparkling pool, and spa all perfect for entertaining in a true Southern California style.

### Beverlywood – SOLD OVER ASKING!



#### 1457 Reeves St. #104 – Offered at \$749,000

With impossibly high ceilings, spacious bedrooms, totally remodeled kitchen and recently redesigned bathrooms, this front facing nearly 2,000 square ft condominium in the heart of Beverlywood is astounding in its array of features and amenities. Located in a pristine building with an extremely stylish and modern lobby, this 2 (enormously sized) BR/2 BA condo has brand new carpeting in the bedrooms, hardwood floors in the living areas, beautiful crowned moldings, central air conditioning and a cozy living room fireplace for those cold winter months. The in-home laundry facility is tucked away behind closed doors, hidden from view. The brand new kitchen offers stainless appliances, granite countertops, a designer tile backsplash and a vast array storage space. A large balcony is accessible from both the kitchen and dining room, making entertaining a pleasure and a breeze. Located in the award winning Canfield elementary school district, this property is truly a sight to behold.



# Cheviot Hills' happenings

## Give-aways return

By BEN LEE

The popular Ben Lee Properties giveaways are back! Over the summer, Cheviot Hills resident Larry Cohen was the lucky winner of the two free Dodger Tickets and we were so happy to receive this note and photo after the game:

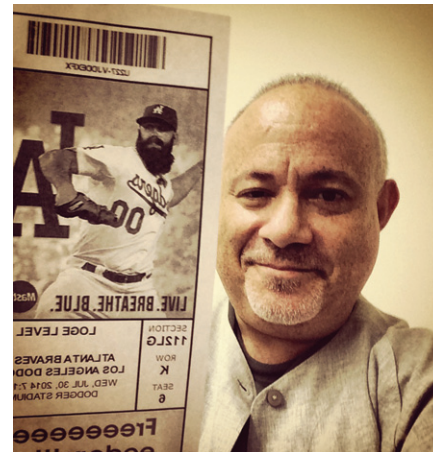
"Dear Ben, Thanks so much for a terrific Dodgers game. I took my 16 year old son Teddy and we both had a blast. Not only did the Dodgers win their fifth game in a row (this one in 10 innings!), we saw Zack Greinke strike out 13 Atlanta Braves and watched Matt Kemp homer and deliver a game-ending, walk-off single. It was a beautiful night to take in the game, the seats were terrific and the father-son bonding was a nice bonus. Thanks to you and Ben Lee Properties for providing such a great evening."

But the fun doesn't stop there! There's a new cookie lady in town and she's inviting you to try her treats with a gift certificate give-away!

Beverlywood resident and baker extraordinaire Sue Leedom will be setting up her new shop, Mollie B's, on Robertson at Hargis later in the month but you can get a sneak peek by trying a selection of her delicious desserts before the shop opens. Check out her website to see the wide variety of treats from which to choose:

<http://molliebcookies.com>. Always baked from scratch with wholesome, preservative-free ingredients, Mollie B's is giving away a 30 dollar gift certificate (redeemable from 10/1-10/31/14) to enjoy sweets from her selection of cookies, pies, cakes or even a gift basket of goodies. To enter the contest to win the gift certificate, simply email:

[ben@benleeproperties.com](mailto:ben@benleeproperties.com) and write 'cookie contest' in the subject line. We will draw a name at random from all entries and notify the lucky winner by September 25th.



Larry



## Hot 'hood

By BEN LEE

If you're familiar with the real estate website Redfin, you know that every year it comes forward with predictions as to what will be the nation's hot and popular neighborhoods. About six months into the year, the site determines whether or not their predictions were accurate (this year it had about a 90

percent accuracy rate of being spot on) and forecasts which will be the next new crop of cool neighborhoods for the latter half of the year. The predictions are based on activity on the Redfin site so, take it with a grain of salt, but guess which neighborhood made it on the list ... that's right, out of the ten nationwide neighborhoods forecasted to be the next

big thing, our own Cheviot Hills is the only neighborhood in Southern California represented! So brace yourselves for an onslaught of interested home buyers anxious to move into Cheviot Hills because, if you're willing to believe the folks at Redfin, our 'hood is officially destined to be hot.

## Squatter's Rights

By MICHAEL HARRIS, ESQ.

One of the anomalies in California real estate law is that a squatter may obtain property ownership rights.

If a person complies with the requirements of adverse possession of a home, which are: actual possession that

is open and not clandestine; hostile to the owner's title; under a claim of right; continuous and uninterrupted for five years; and the possessor pays the real property taxes for that time, then the home could become owned by the possessor.

If one has a relative or friend who

owns a property that is unoccupied, then it would be a benefit to caution him or her to be vigilant because a person could take possession and then claim an ownership interest even without a deed. This could come as an unexpected surprise by the title owner or his family.



**Palms-Rancho Park Library**  
2920 Overland Ave.  
Los Angeles, Calif., 90064  
[www.lapl.org](http://www.lapl.org)

**September 8**

**Baby Story time**

10:30AM to 11:00AM

Rhymes, songs, and stories for babies and their caregivers.

Recommended for infants up to approximately 18 months. Most activities will be seated.

**September 9**

**SCORE— LA**

1:00AM to October 21, 2014

3:00AM

Free one-on-one counseling provided by business professionals to anyone operating a small business or thinking of starting one; By appointment only; Please contact Michele Robinson at [mrobins@lapl.org](mailto:mrobins@lapl.org) to schedule an appointment. Each appointment lasts 1 hour.

**September 9**

**Friends of the Library**

6:30PM to 8:00PM

The Friends of the Library are active community members who raise funds and sponsor programs to enhance library services. New members are always welcome.

**September 11**

**Great Books Discussion Group**

6:00PM to 8:00PM

Please call the reference desk (310-840-2142) for the title of the book to be discussed at this meeting. All are welcome to attend.