



Cheviot Hills

The greatest neighborhood in the world



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PRST STD
ECRWSS
U.S. POSTAGE
PAID
EDDM Retail

*****ECRWSS*****

LOCAL
Residential Postal Customer

At Long Last, 2021 is Here!



By Ben Lee

It's 2021 and if you are anything like me, you are holding your breath a little bit, slightly nervous that this year will be anything like the one we just endured. I was almost too superstitious to buy a 2021 calendar (yes, I actually keep a paper calendar along with my electronic one). I didn't want any action on my part to jinx future best laid plans. But the only thing we can really do at this point in time is to hope for the best and prepare for the worst. That doesn't seem too overly optimistic for the January issue of this publication but we know better now than we did a mere twelve months ago when it was all: New Year's Eve! whoo-hoooot raging good times! and big cheers for what 2020 may bring. We've aged since then and it feels like we've achieved a new level of maturity; the kind that comes after returning from battle. 2020 was dangerous and exhausting and we all could use a break. So, with a modicum of excitement and measured level of optimism, I'm happy to close the book on 2020 and hopeful about the coming year ahead.

I'm not sure there will ever be another year like 2020. It was the sort

of year where we would often hear the phrase: "If this was a movie, no one would believe it!" Or, "You couldn't make this up!" I have to imagine that mere humans don't have the tools to withstand two years like that in a row. No one but possibly the front line/essential workers are built that strong! They are the ones who travel to Antarctica and remember to pack their parkas while the rest of us figure a windbreaker will be good enough. I will forever be grateful to all those who had to go into work day after day for the benefit of the rest of us.

Even though as a real estate professional I fall into the category of essential worker, I know what I endured doesn't hold a candle to the men and women who put their lives on the line to keep the rest of us safe, fed and medically cared for. The elements of the job that were deemed dangerous in the age of Covid, mainly Open Houses, were eliminated. I was able to sell and show properties but in a much more isolated, socially distanced way. Sometimes videos would replace in-person showings but accommodations were always made to insure that tours, inspections and construction work could all still take

place safely. For being relatively locked down, I was actually surprised at how busy I was. Clients new and old had a variety of reasons as to why they were buying and selling during a pandemic. Some wanted to get out of the city, state, even country. Others found themselves working at home for the foreseeable future and needed more space, specifically with private home offices. Suddenly homes that had served them well had bedrooms now too cramped to accommodate Zoom school for the kids. And there were a handful of people who just needed to make a change and exert control and ownership during the most unpredictable time of our lives.

I was surprised to see my business actually increased by twenty percent from 2019. For that I am incredibly grateful. And, honestly, a little guilty since I know there are so many businesses struggling right now.

On the back page of this newsletter, I've included a list of local restaurants as a reminder to try and order from them to help keep our favorite neighborhood places afloat. Think about how sad you'd be if you could no longer enjoy an Apple Pan Hickory Burger or chili fries from Marty's. Imagine the anguish if you could no longer satisfy cravings

for a piping hot John O'Groats' biscuit or orzo salad from FOOD? You can purchase gift cards now and redeem later and every bit helps. These family-run places help make our community special and now's the time to show them the love they've shown us over the years. I know how tough it's been. We've trudged through the last several months as best we could but, thankfully, the light at the end of the tunnel is now in view. I hope that with this new year comes a reenergized bit of strength to keep going a little bit longer until it's our turn to get the vaccine and then return to the life we once knew. Yes, there is a certain amount of uncertainty standing at the threshold of 2021, a shared fear of enduring anything close to a repeat of 2020. But I hope we can set our trepidation aside, gingerly let out that bated breath and embrace this new year with enough optimism and resolve to make it our best year yet. And if "best year yet" is reaching too high, at least there is solace knowing that the Westside real estate market is still strong, a vaccine is on the horizon and, provided we can lend a hand to our local small businesses, life in 2021 is decidedly looking up.

My featured listings

BEN LEE PROPERTIES

Cheviot Hills - NEW LISTING!



NEW CONSTRUCTION!

3062 Earlmor Dr \$6,995,000
6 Bed / 9 Bath

A magnificent brand new construction on one of the most coveted streets in the Country Club Estates section of Cheviot Hill. Unique design flourishes really set this traditional style home apart from the pack and it manages to feel warm and intimate. Stone entry leads to a hard wood open floor plan that allows a breezy flow from room to room. The Master Bedroom retreat offers a romantic fire place, cozy seating area, enormous walk in closet and a bathroom with free standing tub, brass fixtures and toilet room. See to believe!

Beverlywood - NEW LISTING!



9320 Oakmore Rd \$3,995,000
6 Bed / 4.5 Bath

A stately Mediterranean style manor on a tree lined, quiet street in Beverlywood masterfully combines sophisticated elegance with familial warmth. A grand foyer opens to two rooms at the front of the home: an intimate formal living room with fireplace and lovely view of the neighborhood and a handsome private office. Each bedroom is bright and airy with generously sized closets and the front two bedrooms also have balconies. Please visit this gorgeous home today as it certainly won't be on the market for long!

Cheviot Hills - FOR LEASE!



9825 Altman Ave \$6,000/month
4 Bed / 2 Bath 2,316 Sq. Ft., 6,679 Sq. Ft. Lot

Tucked within a rustic and quiet street with a cul-de-sac, this 4 bedroom/2 bath home is as delightful as it is efficient. Built in 1941 this sweet and charming home offers all hardwood floors, updated kitchen, natural light, an abundance of storage, new washer/dryer as well as many other amenities such as dozens of mature fruit trees, rose bushes and a large expanse of grass in the vast backyard. Located walking distance to the award winning Castle Heights elementary school, this is an ideal house to call home.

Cheviot Hills - FOR LEASE!



2839 Medill Pl \$11,000 Per/Mo.
5 Bed / 4 Bath 3,703 Sq. Ft., 7,953 Sq. Ft. Lot

Cheviot Hills - IN ESCROW



9906 Girila Way \$2,349,000
3 Bed / 3 Bath 2,481 Sq. Ft., 10,139 Sq. Ft. Lot

Rancho Park - IN ESCROW



10513 Blythe Ave \$1,995,000
3 Bed / 2 Bath 2,885 Sq. Ft., 6,202 Sq. Ft. Lot

Beverlywood - SOLD!



1929 Hillsboro Avenue \$1,995,000
3 Bed / 2 Bath / Den 2,303 Sq. Ft., 7,771 Sq. Ft. Lot

Cheviot Hills - SOLD!



3043 Oakhurst Ave \$1,649,000
4 Bed / 3 Bath 2,163 Sq. Ft., 5,000 Sq. Ft. Lot

Rancho Park - SOLD!



10756 Ashby Avenue \$1,895,000
3 Bed / 2 Bath 1,920 Sq. Ft.

Cheviot Hills happenings

Westside Stories

By Michael Harris

Although not uniformly accepted that the month of January is named for the Roman God Janus (some say it was named for Juno) the myth of Janus is a fitting symbol for the month of January. Janus in ancient Roman myth was the god of beginnings, time, passages, and endings. He is depicted as having two faces because he looks to the future as well as the past. I suggest

that anytime that an old movie is to be played on Turner Classic Movies or wherever old movies are shown that if it is from Janus Films that it is worthwhile watching. The symbol for Janus Films is the two faced man and the output from this British company is always worth watching. So if January seems a little bland take a look at a Janus movie and enjoy the production and storytelling.



If you enjoy reading these vignettes each month, you may want to check out my father-in-law's book, Westside Stories. It's a memoir/history of growing up on the Westside of Los Angeles in the 1940s and 1950s with great photos, anecdotes and stories. Perfect for the history buff/enthusiast in your family! It's available for purchase on Amazon, just search for Westside Stories by Michael Harris.

Raffle

By Ben Lee

In the spirit of supporting our local restaurants, we are starting the new year off right by giving away a \$100 gift certificate to The Six on Pico! Featuring



a delicious and gourmet menu that includes burgers, pizzas and a wide array of vegetarian selections, there's definitely something for everybody in your family to eat and enjoy! To win, simply send an email to: ben@benleeproperties.com and write 'SIX ON PICO' in the subject line. That's it! We'll select a winner at random at the end of the month. Good luck!

Local Restaurants Need Our Help

By Ben Lee

Please support these local restaurants that could use our help! Thanks to all the neighbors who contributed ideas and especially to Beverlywood resident Jim Kronman for organizing all the names of the restaurants into this list.

FOOD
10571 W Pico Blvd

Thai Boom on Venice
10863 Venice Blvd

Chica's Tacos
9345 Culver Blvd

Carasau
3918 Van Buren Pl

Barrio Tacos
3500 Overland Ave
#100

The Six
10668 Pico Blvd

Allegra
4437 Sepulveda Blvd

Anarbagh
138 S Beverly Dr

Backhouse (Sushi & Yakitori)
10915 W Pico Blvd

O'Briens Restaurant & Pub
2226 Wilshire Blvd

Tsujita LA Artisan Noodle
2057 Sawtelle Blvd

Skylight Gardens
1139 Glendon Ave

Big Boi
2027 Sawtelle Blvd

Marty's Hamburger Stand
10558 W Pico Blvd

Asuka Sushi on Westwood
1553 Westwood Blvd

Edoughble Sweet Shop
2625 S Robertson Blvd

Kiyono Sushi
255 S Beverly Dr

Cafe Dahab
1640 Sawtelle Blvd

Apple Pan
10801 W Pico Blvd

Bianca Bakery
8850 Washington Blvd

Fred's Bakery
2831 S Robertson Blvd

Creme De La Crepe
9111 W Olympic Blvd

Tarte Tatin
9123 W Olympic Blvd

Pomodoro
1393 Westwood Blvd

Upper West
3321 W Pico Blvd

Rae's Restaurant
2901 Pico Blvd

Harajuku
4410 Sepulveda Blvd

La Bruschetta
1621 Westwood Blvd

John O'Groats
10516 W Pico Blvd

Asia Kitchen
11279 Venice Blvd

Founders Ale House
8771 W Pico Blvd

Blasteran
272 S La Cienega Blvd

Matteo's Hoboken
2323 Westwood Blvd

Gloria's Café
10227 Venice Blvd

Grand Casino Bakery and Café
3826 Main St.

Boardwalk 11
10433 National Blvd
#5

Tara's Himalayan Cuisine
10855 Venice Blvd

Cafe 50's
11623 Santa Monica Blvd

Mama's Original Pizza & Pasta
3311 Motor Ave

Aki Sushi Restaurant
11513 Santa Monica Blvd

Big Tomy's
11289 W Pico Blvd

The Stalking Horse
10543 W Pico Blvd

Niko Niko Sushi
10839 National Blvd

Holy Cow BBQ
10645 W Pico Blvd

Pastina
2260 Westwood Blvd

Uzumaki
11060 Washington Blvd

California Fresh
2000 Westwood Blvd

FIN Asian Tapas
12223 W Washington Blvd

Factors Deli
9420 W Pico Blvd

Maria's Italian Kitchen
10761 W Pico Blvd

Gourmet Courier Delivery Service

PopUpItalia (Grubhub or Doordash)

Bella Roma SPQR
1509 S Robertson

The Mint
6010 W Pico

Asian Fusion
1710 S Robertson

The Vegan Joint
10438 National Blvd

Le Petit Jardin
1456 S Robertson

El Rincon
4361 Sepulveda

Tandori Eats
10004 National Blvd

La Bruchetta
1621 Westwood Blvd