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PRST STD
ECRWSS
U.S. POSTAGE
PAID
EDDM Retail

*****ECRWSS*****

LOCAL
Residential Postal Customer

July 2021

By Ben Lee

Well, hello July 2021! A pretty vast departure from where we were a year ago this month, happy to say. It's almost tough to revisit the mood and tenor of last summer. The usual excitement that comes from being home from school was dashed given the kids had already been home for months by that point. Travel plans were thwarted, movie theaters closed, gatherings discouraged and heavily regulated. There were glimmers of happiness that managed to shine through but for the most part, a rather dismal start to the traditional summer vacation.

This year, I feel like there's a renewed feeling of optimism and a weight has been lifted for the summer months ahead. I recognize and appreciate why the Roaring '20s followed the Spanish Flu of 1918. People were emerging from the muck and mire of a pretty scary, horrible experience and were grateful to have made it through alive. It was a great excuse to dust off the dancing shoes and make the most of what life has to offer. After a year of barely seeing any of our friends or family, it's fun to get to see them again. It feels great to go back to restaurants and sit at a table set for more than six with people we don't live with. We asked our waiter last night how it felt to not have to wear a mask anymore and he actually started shaking his head while laughing, unable to contain his pleasure at being able to see and breathe better while working. But probably also just as happy that the lifting of the mask mandate means it's just all around safer now to be at work, too.

There has been a lot of talk about what we learned as a society from those many months of lockdown and how to emerge from the cave of solitude better and more evolved now that we can re-enter the world again. What do we now know that needs fixing so that we can be better than before? I imagine there's benefit to taking one's foot off the gas pedal and slowing down. Working at a breakneck pace is likely not the best method for a healthy work/life balance. We saw during lockdown how essential those essential workers really are to keep our lives going. These people not only deserve to get paid more but also are owed a great deal of gratitude and respect that may have sorely been lacking. I hope I don't fall



back into the pattern of taking these brave men and women for granted—those who had to go back out and work in public spaces while so many of us were lucky to work from home. I hope to always value how their sacrifices helped keep the rest of us fed, healthy, educated and safe.

Another life's lesson gleaned from lockdown is the benefit of spending concentrated amounts of time with family members. We were always pretty good about having dinners together but prior to the pandemic, there was a constant juggling of schedules, especially when it came to our three boys and their activities. Who was going to have to drive at rush hour across town to pick one of them up from swim practice? Or from the flag football practice out in the valley or drive (what feels like) a million miles at the worst time of day for a school meeting that now (miracle of miracles) could be conducted over Zoom instead? Even scrambling to find someone to

carpool for kids' party obligations got to be shelved for a year. What a sweet sigh of relief to just lounge around all weekend in pajamas with dirty dishes piling up in the sink knowing no one was going to just swing by for a quick hello? Now that life can start returning to that level of frenetic activity, maybe it's OK to just pretend to still be in quarantine once in a while and give ourselves a bit of a break. Just because we CAN do something doesn't mean we actually have to. I read once that the true definition of being an adult is the ability to say 'No' with zero explanation or excuse. In full disclosure, I've never been able to actually achieve this but it's something to which I sometimes aspire.

One notable revelation after a year of being kept inside is a newfound love and appreciation of travel. I took our son Mason on a quick trip to Hawaii a few months ago and we loved it so much, we brought the rest of the family back to the same spot in June. Now with all five of us vaccinated, my wife's

anxiety of one of us contracting Covid was somewhat abated and we were able to soak up all the sun, sights and beautiful surroundings Hawaii has to offer. I surfed almost daily and, given my ample experience of working from home, was able to field some calls and put out a few real estate-related fires from the island's warm, sandy beaches. We're heading back to our beloved family camp, Bruinwoods, next week after missing it last year and there may be one or two additional adventures as the summer progresses.

Working hard, playing hard and living life to the fullest feels like a good post-pandemic philosophy moving forward. We survived over a year of lockdown. Now it's time to let loose a little and enjoy this one fabulous life we are lucky enough to lead. I hope you enjoy the thrill of saying 'yes' to the good and the strength to say 'no' to the not-so-good while creating some fun adventures of your own this summer, too. Stay safe and have a great time.

My featured listings

BEN LEE PROPERTIES

Pacific Palisades - NEW LISTING!



17133 Avenida de la Herradura \$2,495,000
5 Beds/4 Bath 2,961 Sq. Ft., 7,505 Sq. Ft. Lot

Nestled within the lush, natural landscape of the beautiful Palisades Highlands, this updated farmhouse has everything you'd want in a family home. Impossibly high ceilings, hardwood floors, Bay windows and stately stone fireplaces, the home exudes warmth and elegance at every turn. A traditional floor plan that still allows for an easy flow between rooms, this home offers a formal step-down living room, grand dining room and comfortable family room that opens to the kitchen, ideal for casual entertaining. The efficient remodeled kitchen offers Caesarstone counters, designer tile backsplash, stainless Viking oven/range/hood and plenty of storage solutions. Sliding glass doors lead to the wrap around backyard that surrounds the home on all sides with private tranquility. Located near the pool, tennis courts and play area of the nearby rec. center and mere moments from the ocean and Palisades Village, this is a lovely home that deserves your immediate attention.

Miracle Mile - NEW LISTING!



1230 Hi Point St. \$2,049,000
Duplex with 3 Beds/2 Bath Each 3,818 Sq. Ft., 6,520 Sq. Ft. Lot

A Spanish style duplex in a residential neighborhood conveniently located near the mid-city/Pico-Robertson area, these homes embody the integrity of their era without sacrificing ease of modern living. Original details include: hard wood floors, thick adobe walls, coved ceilings, crystal fixtures and doorknobs, oversized windows that overlook flowering Bougainvillea and flood the interior spaces with light. Each unit is roughly 1900 square feet and offers 3 big bedrooms/2 bathrooms. The bathrooms are a designer's dream: original, colorful tile work reminiscent of old Hollywood. These units offer the best of both worlds: charm and character of yesteryear with today's most useful feature: a fully remodeled kitchen. New cabinetry for extra storage and stainless, high-end appliances will make any at-home chef happy. There is also a separate laundry room, balconies and courtyard. With plenty of surrounding space and situated in a pleasing location mere steps from shops and restaurants of Pico, these homes are city living at its finest.

Westwood - NEW LISTING!



10345 Wilkins Ave #203 \$1,249,000
2 Beds/2.5 Bath 1,446 Sq. Ft.

Efficient yet stylish and exuding a smart use of space, this 2 bedroom/2.5 bath 1446 sq ft condominium situated in a luxury building on the Westside is an ideal living solution. Only 16 units in a building built in 2011, this unit offers high end finishes and flooring, stone fireplace in the formal living room, sun-dappled treetop views, a Master Bedroom with large walk-in closet and attached bath with two sinks in the vanity. The welcoming kitchen has a pass through opening to the living room, ideal for entertaining. It also offers granite countertops, stone backsplash, state-of-the-art stainless steel appliances including a Bosch dishwasher, oven & microwave and brand new Whirlpool refrigerator. With balconies, washer/dryer, ample closet and storage spaces, 2-car tandem parking with EV charger in secure garage and a stone's throw from the shops and restaurants of Westwood, Beverly Hills and Century City, this sophisticated condominium is a sight to behold.

Santa Monica - NEW LISTING!



2405 34th St #27 \$999,000
2 Beds/2.5 Bath 1,297 Sq. Ft.

A rare chance to live in the highly desirable Sunset Park neighborhood at an extremely competitive price. Features include: crown moldings, recessed lighting, custom built out closets, new hardwood floors, and new double paned windows. Located near the markets, shops and nightlife of Pico Boulevard, this special opportunity to live in Santa Monica is not to be missed.

Cheviot Hills - FOR SALE!



- GLENBARR & LORENZO -
Best Location in the Neighborhood!
6 Beds/TBD Bath 7,500 Sq. Ft., 8,500 Sq. Ft. Lot

You may be curious about the new construction homes being built on Glenbarr and Lorenzo. Call Ben (310-704-6580) or send him an email (ben@benleeproperties.com) to learn more about these spectacular properties that will undoubtedly be the crown jewels of the neighborhood.

Beverlywood - SOLD!



9704 Cashio St. \$4,295,000
4 Beds/4.5 Bath 3,969 Sq. Ft., 7,611 Sq. Ft. Lot

A sophisticated, high-end, resort-like property in Beverlywood. Sleek, a modern and oozing with style, this newly built masterpiece features clean lines and a vast, open floor plan that creates a peaceful space with a flirty dash of festivity. Rooftop deck with fire pit and nearly 360 degree views of the entire city.

Beverlywood - SOLD!



9100 Beverlywood St. \$1,525,000
3 Beds/2 Bath 1,370 Sq. Ft., 4,860 Sq. Ft. Lot

Cheviot Hills - SOLD!



2815 Club Dr. \$3,495,000
4 Bed / 4.5 Bath 3,497 Sq. Ft., 9,250 Sq. Ft. Lot

Beverlywood - SOLD!



2839 Medill Pl \$3,575,000
5 Bed / 4 Bath 3,703 Sq. Ft., 7,953 Sq. Ft. Lot

Cheviot Hills happenings



Westside Stories

By Michael Harris

The Oakwood neighborhood of Venice was a predominantly black enclave near the beach. From the time that Abbot Kinney began his development, he encouraged an influx of workers to

service his need for labor. The area flourished until prices of the properties soared and the character and make-up of the area turned it into a gentrified copy of the white dominated surroundings. As with Bruce Beach, the Venice Beach experiment in multi-racial neighborhoods was lost to later generations.

IF YOU WOULD LIKE TO READ MORE OF MICHAEL HARRIS'S OBSERVATIONS ON LOS ANGELES AND ITS ENVIRONS, PLEASE ORDER HIS NEW BOOK, WESTSIDE STORIES TOO, FROM HIS PUBLISHER AT 310 476 6374 OR FROM AMAZON . HIS FIRST BOOK, WESTSIDE STORIES, IS AVAILABLE FOR PURCHASE AS WELL.



SCHOOL NEWS

Go Hamilton High!

By Ben Lee

Wanted to extend my congratulations to Hamilton High School. The girls Basketball Team had a record of 10-3 this season and made it all the way to the championship game of the CIF City Section Open Division, finishing in second place. The boys Varsity Baseball Team was just as impressive. These guys took it farther than any other baseball team in Hami High history, (that's 90 years of baseball!) ending the season as runners up in the CIF Division 1 championship. Way to go, Yankees!

MENTAL HEALTH TEACHER TRAINING INSTITUTE

Calling all teachers/educators interested in learning about mental health and its benefits to the classroom. This summer, Geffen Academy at UCLA will be offering an institute for teachers from other schools to equip them with tools to teach about the foundations of mental health in a regular classroom setting. This program will be held virtually July 19-21. For more information, please see the institute webpage. <https://www.geffenacademy.ucla.edu/wellness-institute>

– Raffle –

By Ben Lee

Thank you to everyone who entered the raffle to win a copy of my father in law's new book: Westside Stories Too. We gifted a copy to everyone who entered so this month, you are ALL winners. Hope you enjoy your copy of this fabulous new book! Everyone who entered the raffle has already been invited to attend a book signing/reading/meet the

author on July 21. There'll be light bites, beverages and a chance (but no obligation) to purchase a copy of the book. If you would like to join, please send me an email and I'll give you all the details: ben@benleeproperties.com.

And speaking of books, for our next raffle we are offering a gift card to a brand new neighborhood bookstore and coffee emporium. Village Well Books and Coffee in Culver City was created by Cheviot Hills resident Jennifer Casper. Miraculously, the shop survived the pandemic so let's give Jennifer and this gem of a store all the neighborly support we

can. To enter to win the \$50 gift card, please send me an email: ben@benleeproperties.com and write "VILLAGE BOOKS" in the subject line. That's it! We'll pick a winner at the end of the month. Good luck!

Village Well
BOOKS & COFFEE