

NO. 102
August 2021

Cheviot Hills

The greatest neighborhood in the world



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

BRE # 01808926

©2021 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker® and the Coldwell Banker Logo, Coldwell Banker Previews International® and the Coldwell Banker Previews International Logo, are registered service marks owned by Coldwell Banker Real Estate LLC. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals. If your property is currently listed for sale, this is not intended as a solicitation.



PRSR STD
ECRWSS
U.S. POSTAGE
PAID
EDDM Retail

*****ECRWSS*****

LOCAL
Residential Postal Customer

Work on what makes you happy

By Ben Lee

I received a rather irate phone call last month from a woman who refused to give her name but just wanted to tell me that she was sick and tired of reading about our family vacations. So, of course, my first instinct was to devote this entire column to sharing in great detail how much fun we had on two vacations this past July. We were lucky enough to return to our favorite UCLA family camp (Bruinwoods) after skipping it in 2020. Then, a week later, my wife and our Dodger obsessed son took a quick trip to Denver to catch the Homerun Derby. They flew from Denver to Palm Springs where our son Spencer and I met them along with a robust group of pals to celebrate our very good friends' anniversary in the desert. Sharing these joyous tidbits from our lives is not meant to irritate anyone but instead to share the freedom and pleasure that comes from being vaccinated and getting to return to some of what we missed during that long year of lockdown. This summer our motto is: if we can, we do. Because we know life is short and we have to make up for a lot of lost time when we were stuck indoors.

But the other side to the coin when it comes to writing this newsletter is: I live and breathe Westside real estate for the majority of my waking hours. I am constantly juggling calls from clients or potential buyers/sellers, dissecting their needs and solving their problems. I am committing to memory the statistics and comparables of properties currently on the market or those that have recently sold. If you could get inside my brain for a bit (which I steadfastly do not recommend), you would see a flurry of numbers and data and square footage counts and lists of names and their home's bedroom/bathroom counts swirling around like a kaleidoscope in vivid, maddening detail. The good news is this uncanny ability to fill my head with the intricacies of the business has just awarded me a nice distinction- I was ranked 6th out of over 94,000 Coldwell Banker sales associates in North America for 2020. So that felt really good! But in an effort to achieve some semblance of a work/life balance, I take a mental break from the business by writing about anything and everything but real estate in the pages of this newsletter. Now, if you see me walking the dogs or at the park with the kids and have questions about the



market conditions in our neighborhood, BY ALL MEANS, ask away! I'm happy to share the information I have especially with people who care about it as much as I do. I just think that if I wrote about it every month, after 102 issues, we all would probably be bored to tears.

So it's fun for me to focus on alternative subjects. One particularly nice event we enjoyed this month was a party we hosted to celebrate my father-in-law's latest book: Westside Stories Too. If you are regular readers of this newsletter, you've seen the columns he has contributed every month that touch on the history of different landmarks around town. He has compiled those columns (plus more) into two books and is currently working on a third. It was so nice to have so many of you join the celebration at our home and it

was particularly gratifying to overhear all of the well wishers congratulating Michael on a job well done. What really struck me was recognizing just how small a world it really is. So many people realized they were connected in interesting ways, figuring out which people they share in common. Whether it was from knowing relatives or from attending Hamilton High at the same time or just from being part of the shared community, it was great to have a gathering where the guests felt like they knew each other even if they only met for the first time that night.

The party was also a nice reminder to never give up on a dream and to see that it's never too late to achieve your goals. My father-in-law has always been a brilliant guy and fantastic writer but put his efforts into his 60+ year law career instead of publishing books. He's

not yet retired from the law but decided there's no time like the present to be an author, too. I couldn't be more in awe of him and was so proud to be able to celebrate this particular dream coming true.

I hope you too can carve out some time in your day to work on what makes you happy- whether it's writing or surfing or learning an instrument or traveling with your loved ones. Life is short and we've already lost over a year of it to Covid. Maybe one day I'll follow in my father-in-law's illustrious footsteps and write a book too. But for now, my goals are far less lofty. All I really want is to stay Delta variant free and simply make every day count. Hope you have a happy August and I'll see you around the neighborhood!

My featured listings

BEN LEE PROPERTIES

Wilshire Corridor - NEW LISTING!



10701 Wilshire Blvd #1605 \$630,000
1 Bed/2 Bath 1,099 Sq. Ft.

Perched high atop the city with expansive views in multiple directions, this elegant Crown Towers condominium located in the heart of the highly desirable Wilshire Corridor is sophisticated, full service living at its best! The open plan Living and Dining area is basked in natural light thanks to the floor to ceiling glass doors which open to an oversized balcony which offers views from UCLA campus and Getty Museum to Holmby Hills and beyond. The lovely bathroom off of the Living Room features a custom modern vanity as well as additional closet space perfect for coats and overflow storage. The large Master suite features beautiful views, excellent closet space and a custom designed updated Master Bath featuring luxury vanity, bath and stone clad shower. Amenities of the building include: Valet parking, pool, sauna, fitness room, 24 hour on site staff, laundry and recreation rooms and a guarded entrance. A must see!

Miracle Mile - FOR SALE!



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. 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 - FOR SALE!



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.

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 - COMING SOON!



9149 Cresta Drive \$4,200,000
4 Beds/4 Bath 2,822 Sq. Ft., 14,744 Sq. Ft. Lot

Seize this once in a generation opportunity! This property built in 1948 is ready to be transformed into your dream home. Situated on one of the largest lots in the area, the home possesses many attractive design details. An incomparable development opportunity and unique possibility to make it your own!

Beverlywood - IN ESCROW!



3232 S. Beverly Drive \$1,595,000
3 Bed / 2 Bath 1,356 Sq. Ft.

Stylish yet inviting, this extensively remodeled home in Beverlywood offers comfortable, modern living in a cheerful and charming way. Located on a quiet, tree lined street in the award winning Castle Heights School District and walking distance to the shops and restaurants of Cheviot Hills and Culver City- this absolutely exquisite home will not be on the market for long.

Pacific Palisades - IN ESCROW!



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

Beverlywood - SOLD!



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

By Tom Franklin

WESTSIDE STORIES TOO by Michael Harris is a fun, easy read and adds to the author's recollection of growing up in West LA in the 1940s-1960s from his previous book: WESTSIDE STORIES. Mr. Harris not only discusses the stores, restaurants, theaters and entertainment

venues that were patronized by so many, but are no longer around, he also recounts famous (and some not so famous) people and events from the 1940s to more recent times. In addition, the book details numerous attractions on the Westside and other parts of the greater Los Angeles area that everyone can visit and enjoy.

Westside Stories - Angel's Flight -

By Michael Harris

Angel's Flight in downtown Los Angeles was built in 1901 to connect the upper Bunker Hill residences to the shops and retail below. In its original location from 1901 to 1962 it connected Olive St with Hill Street below. It is a narrow gauge railroad with cables pulling the cars. In its original location it had a perfect safety record except for a sailor during WW II who walked on the tracks and was killed. In 1962 the original location was redeveloped and the railroad was moved just South to its present location in 1996. Unfortunately, in 2001 because of a systems failure a rider suffered a fatal accident and the line was closed

for safety upgrades. It is promised that the Los Angeles funicular with the iconic railcars will soon be returned to public service. The movie industry has long had a love affair with this picturesque location. The stars ride it in La La Land; the Muppets rode it; a low budget 1965 film noir about a Bunker Hill serial killer was even titled, Angel's Flight; and other shots of it appear in The Glenn Miller Story; Kiss Me Deadly; The Turning Point with William Holden and Alexis Smith taking a ride on it to follow a lead; and many more. Angel's Flight has once again reopened and at the unbeatable price tag of only one dollar, it is worth a ride to connect to our common civic history.

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.

– Raffle –

By Ben Lee

Thank you to all those who entered to win the \$50 gift card to Village Well Bookstore in Culver City. Congratulations to Barb Hornak! You are the lucky winner this month. Hope you enjoy your shopping spree at this lovely neighborhood bookstore and coffee emporium. It's clear from the amount of entries that you all are enjoying the shops and restaurants of

nearby Culver City. This month we are raffling off a \$50 gift card to Sestina on Culver Blvd. It's a plant-based/vegan/vegetarian Italian restaurant by acclaimed chef Matthew Kenney. IT'S SO GOOD. My family and I went twice in one week we loved it so much (and I'm the only one in the house trying to be vegetarian/vegan). To enter, simply send me an email: ben@benleeproperties.com and write 'SESTINA' in the subject line. That's it! We'll pick a name at random at the end of the month. Good luck!

A Pandemic of the Unvaccinated

By Ben Lee

Here we are again, masking up indoors, 18 months after this pandemic began. Until more neighbors and friends get vaccinated, we will continue this revolving door of rules, risks and a return to some version of pandemic life. I spoke with a doctor friend of mine and together we wanted to address some of the questions those who choose not to get vaccinated have and reasons why they're hesitant.

1. It all happened too fast and not enough research has been done: while this is the first time mRNA technology (what is used in Pfizer and Moderna vaccines) is being put into action, it has been studied for decades. The data is out there and is safe and effective. 99 percent of current Covid 19 hospitalizations and deaths are unvaccinated.

2. I'm Catholic and don't want to take a vaccine using aborted fetal cells: The Johnson and Johnson vaccine does not use aborted fetal tissue, in fact none of them do. The J&J did use fetal cell lines in their research phase and the Moderna/Pfizer vaccines used fetal cell lines to test efficacy. What's the difference? The fetal cell lines originally came from kidney cells that were harvested in the 1970's and are now thousands of generations removed from the original tissue. Pope Francis has given his public support to all three of these vaccines.

3. I don't trust the government telling me what to do: all the government did was green light the federal funds to speed up the process to produce and distribute the vaccines. Scientists developed and created them and they were rigorously tested and studied. They are considered as safe and effective as antibiotics or the flu shot.

4. What about Myocarditis?: while a very tiny number of adolescents (usually boys and typically after the 2nd dose) have experienced myocarditis, or slight heart inflammation, the condition is treatable and temporary. Research



is still being done but the CDC continues to recommend the vaccine as the benefit of being Covid-free far outweighs the risk of myocarditis. [Side note: my boys all got the vaccine and they're fine.]

5. I'm in this country illegally and the vaccine means I'll be deported: getting the vaccine does not affect immigration status. No one at any clinic will ask for proof of citizenship. No microchip is injected with the vaccine.

6. I like Trump and his behavior leads me to believe he doesn't think the vaccine is good: Trump has been vaccinated.

The bottom line is this: those who are unvaccinated are now the potential and available hosts for not just Covid 19 but its more contagious variants. This affects all of us, even those who are vaccinated because while extremely affective, the variants can break through, the pandemic cycle will continue and more unnecessary deaths will occur. If you haven't yet received the vaccine, I hope you will consider doing so. Not just for the benefit of yourself, your loved ones and your community at large but also as an act of good will toward protecting those who can not receive the vaccine. The immunocompromised and children under 12 are relying on everyone to help keep them safe. So let's all hate the virus and band together to get rid of it once and for all! We can do it!