



Cheviot Hills

The greatest neighborhood in the world

NO. 128

November 2023



BEN LEE

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Thankful



By Ben Lee

It's November and usually at this time of year I consider all that I'm thankful for. It's often the typical list that consists of family, health and a roof over my head. This year is no different as I'm very grateful for all those things and more. However, this November brings a new level of gratitude given we are safe from the atrocities that rained down upon Israel last month. I certainly can't offer any new insight into the matter that hasn't already been expressed. I'm no expert in the Israel/Palestine conflict but that shouldn't matter. I am a human being living in this world and anyone with a beating heart cannot have witnessed the senseless, brutal attack Hamas waged on Israel without weeping for what was endured. How the killer invasion evolved into a debate about the Palestinian struggle is still beyond me. Hamas hates Palestinians, too. Hamas and Hezbollah may work apart but are partners in evil atrocities against innocent victims everywhere. Watching the angry protests of Palestinians marching en masse in the streets and across college campuses screaming about Israel's occupation was nearly as upsetting as the Hamas invasion itself. How are we not all on the same side decrying the evil that is monsters slaughtering babies and kidnapping innocent civilians? The whole argument that begins with, 'Yes, but...' just doesn't hold water. There will be plenty of innocent Palestinian casualties by the end of this, too, and their deaths will be no less tragic than those suffered in Israel. War is war and there are certainly no winners by the end of it.

Antisemitism has been around as long as Jews have existed. Many generations, especially since the Holocaust, have subconsciously concealed our faith so as not to bring negative, possibly violent attention to the fact that

we're Jews. It's as though the horrific events of the past have shaped future generations to tamp it down and not be too obvious about who we are because the possible ramifications just aren't worth it. I've certainly been guilty of this. I worried over past issues of this newsletter, thinking long and hard about sharing stories about our sons' bar mitzvahs. Putting aside the potential business I might lose as a result of an antisemite not wanting to do business with me (which is fine), but more importantly: I didn't want a crazy reader to attack me or my family as a result of a lighthearted story. We've told our boys we don't want them living or going to college where there aren't any or many Jews because there is safety in numbers. These are the thoughts and actions that are somewhat built into our DNA. It's basically a second nature survival skill to be aware of surroundings. To be careful. To know who you're keeping company with before revealing who you are.

But it's supposed to feel different in Israel. That is meant to be the place that Jews feel safest to be themselves and most at home. When my family and I were there this summer, we participated in a few prayer circles in public and I remember thinking: if we did this out in the streets of Los Angeles, people would think it was very weird. Even in the heavily Jewish neighborhoods of Cheviot Hills, Rancho Park and Beverlywood, somewhat protected bubbles, it would feel odd and strangely vulnerable to chant prayer in public. But in Israel it was commonplace. None of us thought to look around first to see who might be watching or offended by the overt expression of religion. We didn't feel like we were a minority there. Everyone we met could've been a very distant cousin, connected by a thin bloodline that has managed to survive hundreds of generations for thousands of years despite the efforts of enemies only hoping for the opposite.

Hamas's core mission is to abolish Jews and Israel. The fact these terrorists happen to live next door to that (and those) they want to destroy has only made things worse. However, no one could've predicted how terrible the events of October 7th would be. The monstrous fox made its way into the hen house, creating death and destruction in its wake, causing an entire country to teeter on the brink of complete devastation.

But if there's one thing you can say about the Jewish people, it's that we are resilient. We will turn tragedy into activism and figure out a way to keep going and persevering, as our ancestors have done for thousands of years.

Sometimes, when life is at its darkest, the only way to stop feeling helpless and utterly depressed is to keep busy. I was inspired by a client's efforts to organize a massive donation drive for Israel, filling trucks worth of medicine, supplies, toiletries and more. It seemed like the whole neighborhood got involved, pouring their energies into boxing up items that will hopefully bring a bit of peace to strangers across the globe. In a small way, it felt like those on the receiving end weren't strangers at all- we were bonded with people we've never met before, all of us just humans in a state of grief, trying to bring comfort to them as well as each other.

So, this November, while my heart hurts for Israel and I mourn all the innocent lives lost, I am incredibly grateful to be able to spend Thanksgiving with my beloved family in a neighborhood that comes together in times of joy as well as sorrow. I feel incredibly lucky to be here and part of this special community. I hope you and your loved ones have a peaceful and safe Thanksgiving holiday and here is hoping for happier days ahead.

My featured listings

Beverlywood – NEW LISTING!



9210 Beverlywood Street - \$3,595,000

5 Beds/5.5 Bath 4,094 Sq. Ft.

Areimagined farmhouse: stunning and brand-new construction, this 4,094 sqft, 5 bedroom/5 bathroom (including 1/1 ADU) in Beverlywood is as elegant as it is comfortable. Bright and airy with hardwood floors, tall ceilings and surrounded in windows that allow for natural light this home offers everything a discerning buyer could want. Formal dining room, chef's kitchen with highest-end stainless appliances, oversized island under designer pendant lights, open shelving and a walk-in pantry. The Great Room has a tiled fireplace and opens to the private, lushly landscaped backyard with built in BBQ. Upstairs are the sleeping quarters: each bedroom offers a large closet and attractive view. The Primary Bedroom Suite presents a coffee bar, two enormous walk-in closets, a bathroom with separate vanities, sunken tub and private toilet room. The private ADU provides a bedroom, bathroom, sitting area and kitchenette- perfect for overnight guests or at-home business. Additional amenities include: upstairs laundry room, two car attached garage, mudroom, vast side yard and butler's pantry. Situated on a lovely street in a safe, friendly neighborhood in the award winning Castle Heights Elementary School District, this is a beautiful home that deserves your immediate attention. Build by Thomas James Homes.

Cheviot Hills – NEW LISTING!



10547 Dunleer Dr - \$2,100,000

3 Beds/2 Bath 1,978 Sq. Ft.

Tucked behind a picturesque gate, beautifully landscaped with private courtyard, this 3 bedroom/2 bath single-story Spanish style home in Cheviot Hills is a sight to behold. Built in 1929, the home offers original details, iconic Spanish flourishes, missing from newer houses being built today. Thick, adobe walls reach into authentic archways towering over original hardwood floors. Inlaid Spanish tiles in the curved fireplace in the corner of the step-down living room. Exposed beams in the ceilings and original doors with intricate ornamentation. The kitchen has been updated to include newer thick wood countertops, tiled backsplash a farmhouse sink and a generous amount of cabinetry. There's a pass through space from the kitchen which lends itself to easy entertaining. Each of the spacious bedrooms is large sized with ample closets, two with attached bathrooms. A storybook stone path weaves through the private backyard. Here you'll find a vast grassy area, mature fruit trees, a raised vegetable bed and the whole area is surrounded by beautiful trees. Additional features include: an abundance of outdoor storage space, vast flat lot with side patio and an enviable location situated on a quiet, family friendly street in the award winning Overland Avenue School District. Must see in person today

Beverly Hills – NEW LISTING!



221 S. Gale Dr #107 - \$849,000

2 Beds/2 Bath 1,215 Sq. Ft.

Awonderful opportunity to live in Beverly Hills! This sun-drenched condominium is a spacious 2 bedroom/2 bath unit in a security building on a quiet, tree lined street in Beverly Hills. Many amenities to share: all laminate floors, a fireplace and Plantation shutters in the step-down living room, many windows and an abundance of natural light. A designer pendant hangs in the formal dining room which leads to the efficient and attractive kitchen complete with Caesarstone countertops, stainless Samsung appliances, bright tile backsplash and plenty of cabinetry and storage space. There is a huge (43ft long) private outdoor garden patio, perfect for entertaining or quiet meditation. Each of the bedrooms is bright and airy with large closets. The Primary Bedroom has an attached bathroom and two closets, one being a super-sized walk-in. Additional features include: a lovely bar, great storage, stacked washer/dryer, two tandem underground parking spaces with storage locker, and direct access from patio to swimming pool/spa. The building boasts state-of-the-art security system including cameras/controlled entry and is conveniently located near La Cienega Park, Restaurant Row and the new La Cienega/Wilshire Metro station. A fabulous chance to live in this beautiful neighborhood at a very competitive price to sell!

Cheviot Hills – FOR SALE!



3227 Shelby Drive - \$4,295,000

4 Beds/4.5 Bath 3,875 Sq. Ft.

This is a one-of-a-kind, gorgeous home that is unlike anything on the market today. A sophisticated home with city views in Cheviot Hills has been professionally designed for seamless indoor/outdoor entertaining. Built within the last five years, every area of the home is ready for its closeup. High ceilings with skylights bask the entire home in natural light. Built-ins and clean, vast wall space beckon for artwork at every turn. The open living room with modern fireplace, formal dining room, and an exquisite gourmet kitchen create a casual yet elegant backdrop and flow. The impressive 10,000+ sq ft backyard is completely hugged by tall privacy hedges, the swimming pool, hot-tub, sport court, skateboarding ramp, cascading bougainvillea, firepit, multiple seating areas, and a custom four-person sauna create the feeling of a luxury resort. Upstairs are three more spacious bedrooms that each offer their own bathrooms, well-sized closets, and balconies with far-reaching views. The Master Bedroom suite overlooks the backyard and offers an enormous walk-in closet and tastefully done bathroom with large shower and soaking tub. Additional features include: surround sound, security cameras, keyless entry, and two car garage with additional attached rooms for ample storage and a gym or office.

Cheviot Hills happenings

It's That Time of Year Again!

By Ben Lee

That's right, neighbors. It's November which means it's holiday gift time, courtesy of Ben Lee Properties. As a thank you for your kindness, friendship, and professional support all year long, I like to leave a little gift on your doorstep just in time for Thanksgiving. In the

past you've gotten a pie cutter, potato peeler, ice cream scooper and guitar-shaped cheese grater. This year will be something new and I hope you'll like it! If for some reason your house accidentally gets skipped, please send me an email and I'll make sure you get one: ben@benleeproperties.com. We know sometimes they get set aside

in an unlawful way because an eagle-eyed fan recently came across gifts of Thanksgivings' past in a small market in Koreatown. While they were illegally being sold for the bargain basement price of a dollar, you deserve yours for free so please let me know if you don't get it by 11/22 and I'll drop one off for you shortly thereafter. Happy Thanksgiving!



Neighborhood Wine Night

By Lilli Lee

A big thank you to Deborah Rhein who kept her store (DL Rhein) on Motor open after hours and let all the neighborhood ladies in to mix, mingle and share lots of laughs. I think I can speak for everyone when I say that a great time was had by all, and we thank you for treating us to lovely glasses of wine and delicious snacks in your beautiful store! These get togethers have been really fun all year long and a great excuse to get out of the house and meet some new neighbors. I'll be hosting the next Wine Night on December 14. Please send me an email to get all the details: lillilee@yahoo.com. Everyone is welcome and I promise you'll have a great time. If you enjoy entertaining and would like to have a Wine Night in your home in the new year, we are always in need of hosts and I can assure you it's easy. Ladies care less about the food/wine being offered and are much more interested in meeting new neighbors and having a nice night out in the neighborhood. Please let me know if you'd like to either join in December and/or host in 2024. Thanks so much!



A Good Idea (WITH FREE SAMPLE!)

By Ben Lee

Something you can file under the handy item you didn't know you needed but will wonder how you got along without it for so long! If you're like my family, you probably receive dozens of flat holiday cards each year and not know how best to display them in your home. My uncle has created a lightweight, inexpensive desktop easel that allows flat cards to stand and be seen instead of stacked in a pile, clipped to a ribbon, propped against a wall or scattered across a table. The stand is handy at this time of year but can be used at other times, too: conveniently displaying postcards, certificates, diplomas or announcements. As a longtime resident of Cheviot Hills and a fan of this newsletter, he would be happy to send you a free sample of YourCardStand with more information and no obligation. Just email him (hrrmg@mac.com) and write CARD STAND in the subject with nothing more needed in the body of the message than your mailing address. For more information, you can also check out www.YourCardStand.com. Happy Holidays!

RAFFLE

By Ben Lee

We had an overwhelming response to our raffle for a \$100 gift card to the new restaurant on Pico called Vicini. Congratulations to Stephanie Geller! You are the lucky winner this month and I hope you enjoy dining there as much as we do. To everyone who entered and didn't win, I'm sorry! But as a consolation prize, you'll get a little gift just for trying. I hope everyone tries to go to this delightful neighborhood restaurant soon as it's places like this that make our community better and definitely need more of.

