

NO. 130
January 2024

Cheviot Hills

The greatest neighborhood in the world



BEN LEE  **COLDWELL
BANKER**

BENLEEPROPERTIES.COM

CalRE # 01808926

(310) 858-5489

©2024 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.

New Beginnings

By Ben Lee

Happy New Year! Welcome to 2024. There's something exciting about beginning a new year; a fresh, reenergized optimism in the air, not knowing what kind of year it's going to be but feeling hopeful for a good one.

Just in case you're new to the neighborhood and are picking up this newsletter for the first time, here's what it's all about, starting with a bit about me. If you're a long-time reader, feel free to skip this part if you have heard it all before.

My name is Ben Lee and I am proud to say I'm not just your neighbor but also this area's most knowledgeable and active real estate broker. I have a life-long connection to this city, in fact we may have some friends in common because, as you'll see, my roots here run deep.

I was born in the Ocean Park/Main Street section of Santa Monica, moved to Point Dume in Malibu, then back to Santa Monica (this time North of Montana) because my parents didn't like us driving so far every day on PCH for high school. I went to Crossroads then Samo High, class of 1991. I travelled all the way across the country to go to Wesleyan in Connecticut for college, returning to LA the day I graduated. I loved being back east but missed the sunshine of Southern California much more.

A few months after graduation I met the girl who would later become my wife at a party at my parents' house. She came with my cousin Chris, her good friend from Pali High. Lilli, also a native, grew up in Brentwood. Her mom (Barbara Klaskin) grew up in Beverlywood and her



father (Michael Harris) grew up on Glenbarr in Cheviot Hills. My father (Jeff Lee) grew up in Rancho Park and my mom (Roberta Winograde) lived in Beverly Hills. Three out of our four parents graduated from Hamilton High and went to Louis Pasteur before it became LACES.

Lilli and I got married in 2001, moved from a tiny apartment in Santa Monica to our first home on Westgate near Pico/Ocean Park. We expanded our family to include two boys, Mason and Spencer, born in 2004 and 2006 respectively. We outgrew our first home and found our next one on Queensbury Drive in Cheviot Hills. Our third son, Vincent, was born in 2009 and we were on the move once again. We left Queensbury for Danalda and a few years later left Danalda for McConnell where we continue to reside today. We are (hopefully) done moving for a while.

In the midst of all the chaos of early marriage, young kids, building, remodeling and moving

houses, I changed careers a few times as well. I started off in the music industry, grew disenchanted with that world, switched gears and went to Loyola Law School. I worked for a few (somewhat painful) years as a real estate lawyer but quickly realized that the minutiae, billable hours and lovely but solitary view from a high rise didn't suit me. So, armed with my legal training, I made the difficult decision to leave the law and enter the world of residential real estate instead.

Sometimes the greater the risk, the bigger the reward and I can safely say that taking this different path was the best professional choice I could've made. There were some bumpy years in the beginning. I had some early, immediate success before the mortgage loan crash of 2008 grinded everything to a screeching halt. But, thankfully, since that fateful time, I have managed to thrive, earning the distinction of being counted among the top 1% of all agents worldwide, now 15+

years in a row.

Which brings us back to this newsletter. This month marks our 130th issue, so for the past 11 years or so, I've been writing to you once a month about me, my family, local school news, and various events around town. My father-in-law wrote a handful of coffee-table books about growing up in the area and I often share historical tidbits from his pages. Basically, I love living here and I try to share that love with you, my fellow neighbors. I try to make our community feel smaller and friendlier and my hope is to sell houses to those who can't wait to make our shared space better for all.

Another component of this newsletter is to highlight local shops, restaurants and businesses. We offer a monthly raffle to try and bring attention to these places because our community is vastly improved when great stores open their doors. To kick off the new year, I'm offering not one but TWO fun raffles. One is from an established business (Prime Time Sports Camp) and the other is for a fabulous new restaurant (Vicini) that I would personally love to see succeed. I've eaten there a handful of times and it's the type of place our town needs a lot more of. The chef (Lucio Bedon) and his lovely wife Jennifer invite you to come in, sample their new menu items and enjoy a free appetizer on them. Perhaps I'll see you there.

Until then, friends, it's been nice getting reacquainted with you and, if you're new to the newsletter, I hope you'll enjoy reading the rest of this one and ensuing issues. I hope that your 2024 is off to a rousing start and I look forward to seeing you around the neighborhood very soon!

My featured listings

Beverly Hills – FOR LEASE!

A beautiful jewel box of a home with delightful designer touches at every turn. Originally built in 1942, this single-story benefits from the timeless character and personality of an older home yet its newly remodeled infrastructure and updates ensure the ease of modern living. Wood floors, wainscoting, crown moldings, big Bay window and luxurious fireplace in the living room. This extraordinarily pretty home provides plenty of storage, spacious bedrooms and crystal-knobbed closets. Intricate lighting fixtures and an abundance of natural light create an airy, bright space. There's a cozy breakfast nook off the sun dappled kitchen, a den, dining room and the primary bedroom opens out to the lushly landscaped, private backyard complete with patio, lawn and area for additional storage. A truly stunning property on a quiet, family friendly street in Beverlywood in the enviable Castle Heights Elementary School District., this house is a real neighborhood treasure!

9031 David Avenue - \$7,499 p/mo.
3 Beds / 3 Bath, 1,985 Sq. Ft., 6,380 Sq. Ft. Lot



Cheviot Hills – SOLD OFF MARKET!

This stunning new build in Cheviot Hills has it all. Sweeping, circular staircase brings drama to the entryway and foyer. An open floor plan with soaring tall ceilings, lightly-hued hardwood floors and intricate detail around every turn adds scope and personality. The abundance of windows allows a view into the backyard and basks the entire interior space in natural light. Bifold doors open to the yard creating a fluid indoor/outdoor cohesive entertaining area. Upstairs are the spacious and luxurious sleeping quarters, each with a pretty view and extensive closets. The lower level is an entire home unto itself, complete with kitchen, high ceilings, social gathering spots, movie theater, bar and lounge. The backyard features a beautiful pool, grassy lawn, and fresh landscaping. Additional features include: elevator, laundry chute, state-of-the-art sound and security system and two-car garage. Beautifully designed and built by Ben Lee Properties with others to show!

2765 Anchor Avenue - \$7,700,000
6 Beds / 8 Bath 7,500 Sq. Ft.

Beverly Hills – FOR SALE!

An idyllic English countryside cottage in the heart of Beverly Hills, this picturesque home exudes warmth and charm at every turn. Originally built in 1927 yet skillfully updated to appeal to today's modern family, the home offers impeccable design details that provide much beloved character often missing in new houses built today. Crystal doorknobs, hardwood floors, curved archways, coved ceilings, bay windows and a living room fireplace work in harmony to create a romantic tableau. The stunning home is embraced by a beautiful, natural setting: a tranquil courtyard by the front door and a beautiful backyard that extends around to the side that makes for a vast area, perfect for entertaining. The outdoor oasis also includes a hot tub, woody meditation nook, Bali-like seating area, additional storage and nestled among the foliage. Situated in the Beverly Hills School District, do not pass up this unique opportunity to live in a delightful home in an enviable location.

463 S. Clark Drive - \$2,195,000
4 Beds / 3 Bath w/ ADU (ADU is 1bed/1bath), 1600 Sq. Ft., 4797 Sq. Ft. Lot



Beverlywood – FOR SALE!

Reimagined farmhouse: stunning and brand-new construction, this home 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. Upstairs are the sleeping quarters: each bedroom offers a large closet and attractive view. 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. Built by Thomas James Homes.

9210 Beverlywood Street - \$3,595,000
5 Beds / 5.5 Bath (including 1/1 ADU) 4,904 Sq. Ft.



Cheviot Hills happenings

Happy Campers

By Ben Lee

For 33 years, Prime Time Sports Camp has been keeping your kids busy, active and entertained while they are on break from school. With three locations from which to choose, (West LA, Culver City and Santa Monica), Prime Time specializes in all matters of sports and games! There's comprehensive sports training and recreational programming, specializing in ten different sports with the goal of sending your kids home each day, 'Tired, dirty and happy.' If your family has never tried Prime Time Sports, now is a perfect opportunity to start! We have gift certificates for a free week of camp this summer to give away to a new family, thanks to the generous donation of Kent Campfield, Prime Time's Senior Operation Director. We are raffling off the following: 1 free week of summer camp for your older child

(1st-8th grade, a \$450 value), 1 free week of summer Jr. Camp (for your TK-1st grader, a \$450 value) and 1 free DAY of Camp during the spring session for any age. To enter, please send an email to me: ben@benleeproperties.com and in the subject line write: CAMP, specifying your child's grade (or which certificate you're hoping to win). If you're hoping for the one-day pass, just write SPRING CAMP in the subject line. That's it! We will draw three names at the end of the month and notify the winners soon after. If you'd like to check out all the classes and activities offered by this fabulous camp, check out their website: primetimesportscamp.com. Good luck!



Free APPS

And we're not talking about the kind you download. Head into Vicini (10645 Pico Blvd), mention my name and enjoy a delicious appetizer, free of charge! This restaurant is what our neighborhood needs more of: casual setting, high-quality food, affordable prices. It's perfect for date night or an early dinner with the family. New menu items have been added (yay, they have pizza now!) and once your appetite has been whetted by the free appetizer, you'll want to try everything from the perfectly cooked steaks to the fresh salads and all the sumptuous pastas in between. If we want this



CHEF LUCIO AND JENNIFER BEDON

restaurant to thrive, we need to support it so the next time you're wondering where to go for dinner, head to Vicini and tell them Ben Lee sent you. Then enjoy your appetizer, free of charge!

Neighborhood Hero

By Ben Lee

You don't often get the pleasure of hearing about a true hero, so it's with great pride to share the story of what happened at Hamilton High last month. 11th grader Quinn Casady was walking through the halls when she noticed her teacher Kim Pollack was in the hallway, seemingly choking and unable to catch her breath. While everyone else in the hall were standing back watching, unsure of what to do or how to react, Quinn instinctively sprung into action and performed the Heimlich Maneuver on Mrs. Pollack who was able to clear what was lodged in her throat allowing her to breathe again.



QUINN CASADY

Mrs. Pollack credits Quinn with saving her life that day and was incredibly grateful that this student not only knew what to do but had the guts and bravery to actually do it. An incredible moment, one that neither of them will likely forget for a lifetime to come. Well done, Quinn!

LADIES' WINE NIGHT



By Lilli Lee

We had such a fun time at last month's Wine Night. So many neighborhood ladies came over to enjoy snacks, drinks (not just wine!), conversation and a lot of laughs. If you've never come to a Wine Night before, you should definitely try to make it a goal in the new year. You'll meet some new neighbors and likely

reconnect with familiar faces you haven't seen in a while. The next one will be generously hosted by Rancho Park resident Jackie Nach and will be held on February 20 from 7-9pm. Every lady is welcome! Please reach out to me (310) 650-7735 or lillijlee@yahoo.com to get all the details and if you would like to host a future get together, please let me know!