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# Beverlywood



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# Won't You be my Neighbor?

By Ben Lee

I take up a lot of space in this newsletter stressing the importance of community and how lucky we are to live in what I've declared to be the 'greatest neighborhood in the world.' There have been a handful of events that have solidified this assertion. Back in the early days of Castle Heights' Campus Campout, when the entire student body and their parents braved the elements and slept out in tents on the grass overnight- I remember looking around, seeing parents jam on musical instruments, organizers grilling hamburgers and kids in pajamas riding scooters on the PE blacktop and remember thinking: this is really nuts. But how awesome is it to be sharing this crazy experience together?

Then there was the time we were hanging out at home one day, the doorbell rang, my wife opened the door and there was a random woman standing there. She said apologetically, 'Hi, you don't know me but I live a few blocks away and left the house without a hat. I got a chemical peel (or maybe it was a facial) yesterday and the doctor told me not to go out in the sun. Is there any way I could borrow a hat from you?' She had never met either one of us but felt like she knew we would be the type of neighbors who would let her borrow a hat when she needed one. And she was right. My wife gave her the closest hat available, embarrassed that it was just a well-worn old UCLA visor from decades ago. The neighbor was so grateful we helped save her fragile complexion, that not only did she return it a few days later but also included a brand-new UCLA visor that was much nicer than the original. It's moments like this that solidify why being part of



a strong community is so valuable. We might not always know each other's first names but are still somewhat trusted and familiar. We help each other out and are there for each other. Whether it's in times of tragedy, such as raising funds for the family who suffered so terribly after the husband/father died while tree-trimming on Glenbarr. Or times of hopefulness, like gathering items at the behest of a neighbor who offered to ship much needed supplies to soldiers in Israel after October 7. Or just being there for each other in happy, lighthearted times like when families wander over to one of the fun ice-cream parties we throw at our house every summer.

Last month we participated in an event that felt particularly special for the community, bringing folks together from Rancho Park, Cheviot and Beverlywood to share a fun evening. The owners of Vicini (Italian for "neighbors!") Restaurant on Pico opened its doors and invited everyone to come in and enjoy a glass of wine and sample some tasty treats

from the menu. We were happy to spread the word and so many readers of this newsletter joined the fun. It was so great hearing about the random connections that were made amongst neighbors. There was a real one or two-degrees-of-separation energy to the evening. Everyone seemed to have a friend or colleague in common and the backdrop of this delicious, family-owned restaurant created the ideal setting to make our vast community feel even a little bit smaller.

I made some remarks before pulling the winning raffle tickets. I mentioned that our neighborhood benefits from great local businesses, especially those that are family owned. When you eat at Vicini, Lucio is the chef and his wife Jennifer is showing you to your table. I feel a kinship there as my business is basically run in similar fashion. I may be the one selling your home, but my wife writes the descriptions, and my sons often help at Open Houses. There are a handful of wonderful family-owned businesses around town.

Judy has owned, run and operated the fabulous FOOD on Pico for decades and her son Eric works there, too. Paul has been at the helm of John O'Groats ever since his father and restaurant founder Robert Jacoby passed away in 2018. The Very Best Cookie in the Whole Wide World on Robertson in Beverlywood was started by Kirstyn Shaw and her mom is often behind the counter serving up cookies right alongside her. It's clear when a family-owned business sets up shop, there is a real investment in the neighborhood. There's a name to the faces that are serving and helping you. It feels much more personal than the chain establishments. With so many vacancies on Pico Boulevard, (and now, sadly on Westwood due to the unfortunate demise of Junior's/Lenny's) it's my hope that more friendly establishments open their doors and I'll do everything I can to help them succeed. If that means bringing in business through the pages of this newsletter, that would be my civic duty and pleasure.

I think I speak for everyone when I say we miss the movie theater, miss the nice market, miss an abundance of shops and restaurants. Commercial real estate is an entirely separate business from residential but I'm sure someone reading this has some great ideas how we can revitalize businesses on Pico. Let's work together, brainstorm and make it happen. Until then, I hope to see you at the fabulous shops, school events and restaurants that we \*do\* have. And any time you happen to be in need of a hat or want to chat about real estate, you're welcome to ring my bell because there's no such thing as being strangers in our community. And, in the eternally wise words of the Olive Garden: When you're here, you're family.

# My featured listings

## Cheviot Hills – NEW LISTING!



Sophisticated new property in Prime Cheviot Hills, this gleaming vision of white, glass, silver and rich, wood accents is an inspired example of a truly modern home. The lush landscaping includes mature fruit trees, intricate water feature and Jerusalem stone beckons you beyond the threshold. Step inside and be transported to a vast, open space with a ceiling made entirely of glass that allows for the entire home to be basked in natural light. Clean, geometric lines accentuate the futuristic feel, illustrating the home's grand breadth and scope. The view beyond the deck is the neighborhood's longest lap pool and hot tub, surrounded by privacy trees. Upstairs are the spacious bedrooms, en suite with large bathrooms and closets. The first level of this stylish home has a full bar, movie theater, entertaining space with additional room that could be used for a gym, guest quarters and/or storage. Located in the award winning Overland Elementary School District, there is no limit how to make this captivating home your own!

**2927 Glimerton Ave. - \$6,995,000**

5 Beds / 6 Bath, 5,800 Sq. Ft., 7,738 Sq. Ft. Lot

## Cheviot Hills – NEW LISTING!



Priced to sell and close before April 1st! A gorgeous new construction located in premier location of Cheviot Hills: 6 bedrooms/8 bath with spectacular golf course views from virtually every room. There is no other property that embodies this level of artistry, craftsmanship and scope on the market today. Sweeping, curved staircase joins the three levels of this 8216 square foot home. Intricate crown moldings and wainscoting anchored by the hardwood floors and high, coffered ceilings gives the open floor plan grace and unique personality. Here you'll find a resort-like pool, hot tub, patio entertaining space, side courtyard—all surrounded by tall trees to ensure private tranquility. The bedrooms are each en suite with beautiful bathrooms and spacious closets. Additional amenities include: stylish laundry room (with convenient chute), elevator, an abundance of storage solutions, two car garage and proximity to the award winning Overland Elementary School. A true once-in-a-lifetime opportunity to be the first owners of this exceptional and unparalleled property

**10422 Lorenzo Pl. - \$7,995,000**

6 Beds / 8 Bath

## Beverlywood – IN ESCROW!



A palatial and stately Mediterranean style estate on a vast 6500 sq ft lot in Beverlywood, this Spanish influenced 5 bedroom/5.5 bath home is as gorgeous as it is warm and welcoming. Impossibly high ceilings with a dramatic chandelier in the foyer, every inch of this home exudes a sense of majesty. Dark hardwood floors contrasted with light Italian tiles, oversized fireplace in the formal living, custom built art and book wall in the cozy home office and sophisticated wine storage/tasting room off the formal dining are just a few of the details that lend this 4,800 sq ft home a special quality unlike any other on the market. An open and ideal entertaining space. A wrought iron banister leads upstairs to the family's sleeping quarters. The Primary suite has two enormous walk-in closets, an attached marble-adorned bathroom with a huge sunken tub and separate toilet room. Outside is a wide balcony with a view of the treetops, Culver City, Downtown and backyard below. Situated in an enviable area of Beverlywood in the award winning Castle Heights Elementary school district, this is a picture-perfect, resort-like home that deserves your immediate attention.

**2432 Bagley Ave. - \$3,995,000**

5 Beds / 5.5 Bath

## Beverlywood – IN ESCROW!



**9701 Oakmore Rd. - \$2,495,000**

3 Beds / 3 Bath, 2,086 Sq. Ft., 6,920 Sq. Ft. Lot

## Beverlywood – SOLD!



**9700 Lockford Street - \$2,195,000**

3 Beds / 3 Bath, 1,998 Sq. Ft., 6,766 Sq. Ft. Lot

## Cheviot Hills – SOLD!



**10542 Butterfield Rd. - \$2,349,000**

3 Beds / 2.5 Bath, 2,158 Sq. Ft., 5,755 Sq. Ft. Lot

# Beverlywood happenings

## Fiddler On the Roof

By Ben Lee

If you're looking for something fun to do for the whole family, look no further than Hamilton High. The award-winning theater

department will be performing the beloved classic Fiddler on the Roof in April! Please find ticket information at [hamiltonmusic.org/events](http://hamiltonmusic.org/events) or use the QR code in the poster. Hope to see you there!

## Dog Fostering

By Ben Lee

If you are a dog-lover with a huge heart but not necessarily in the market for a permanent arrangement with a four-legged friend, then fostering may be the perfect solution. Get all your questions answered (and meet

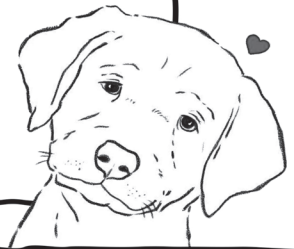
some adorable pups from Much Love rescue) at the upcoming dog fostering workshop on April 27th led by local residents Melissa Levy and Michele Robinson. Find out how your life and the life of an animal-in-need could be greatly enhanced by this selfless act.

### DOG FOSTERING 101 WORKSHOP

Southern California shelters are drowning in good dogs!  
Fostering can be a LIFE RAFT!

#### AT THIS WORKSHOP YOU WILL LEARN:

- Four signs that you are ready to foster a dog
- What type of dog is right for you
- How to get your home ready
- Responsibilities of fostering
- Where to find a dog
- Fostering Rewards
- How to get started
- How to say goodbye
- Fostering dogs with emotional or behavioral issues



COME MEET PEOPLE AND PUPS  
From BUBBLES, MUCH LOVE, & ONE MUTT AT A TIME Rescues!

When: Saturday, April 27<sup>th</sup> 1pm – 3pm

Where: Pet Supplies Plus  
2875 Overland Ave  
Culver City CA

Sponsored by Pet Supplies Plus, Culver City  
Hosted by Melissa Levy and Michele Robinson  
Reducing Animal Stress Non-Profit  
For more information call: 310.721.8746

## NEIGHBORHOOD FACTOID

By Jeff Harris

Ever wonder about that long curve on the westbound lanes of the Santa Monica Freeway as you pass La Cienega Blvd. and approach Robertson? There you are heading straight for the spire in the distance on top of Hamilton High School when you are gently swept to the south and around the whole National Boulevard/Castle Heights complex. It transpires that Les MacMillan, then the

Assemblyman for the area, objected to the original design that pushed the freeway through his district on its way to a point around Santa Monica Boulevard where it would intersect with the proposed I-405. He was particularly concerned about Cheviot Hills, a development conceived and built by his father-in-law with its homage to the dividing line between Scotland and England. He did not want to see that destroyed by a freeway, but he didn't want to lose good freeway

access either. The planners, in turn, did not want an extended battle with the homeowners. The result was the curve to avoid Hamilton with a clean westbound exit at National and a reasonable eastbound entry point off of Manning.

More stories similar to this can be found in the Westside Stories series of books of Michael Harris. To order or for more information please visit [www.AmericasGroup.com](http://www.AmericasGroup.com), email [hrrmg@mac.com](mailto:hrrmg@mac.com) or call (310) 476-6374. Readers of this newsletter receive special pricing!

## SAVE THE DATE

On May 19 there will be a Family Safety at Circle Park in Beverlywood. Firetruck! Face Painting! Food! Safety Tips! Learn how to keep your family safe while having fun.