



# Rancho Park

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**BEN LEE**  **COLDWELL  
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# Trick and Treat!

By Ben Lee

Hard to believe October is here already. You know how they say Memorial Day Weekend is the kickoff to summer? Well, that makes Halloween the first stop on the crazy train to the busy holiday season. Once all the candy gets eaten and/or hidden out of sight, it's a swoosh of weeks until Thanksgiving and then a blink before Christmas, Hannukah and New Year's Eve. Of course, like most traditions, our Halloweens look a little different now that two out of three boys are at college and the 9th grader isn't as concerned about costumes or asking neighbors for candy. I kind of miss the pandemic Halloween when we tossed chocolate bars from our balcony at the people passing by below. Now, you never quite know how many kids will come to the door, how many bags of candy to buy or whether it's cool to even wear a costume when there's no silly family picture to pose for anymore.

But none of that even matters in the grand scheme of things. It's hard to think of October now without remembering the horrific Hamas attacks on Israel and Oct. 7 will mark the one-year anniversary with dozens of hostages still senselessly held in captivity. Between the Jewish High Holidays falling before and after the 7th (and two sons on college campuses), I'm just hoping everything stays calm and the anniversary can be properly acknowledged safely and without violence.

The same goes for the results of our upcoming presidential election next month. I know who is getting my vote and who I hope will win, but not planning on sharing that info unless you ask. Nor would I try to convince you to pick one candidate over another, as it's a

personal choice and I'm here to sell you a house, not tell you what to do. However, I do hope everyone who is eligible first registers to vote (go to: [vote.gov](http://vote.gov)) and then casts a ballot. Personally, I like voting in person on Election Day because I enjoy seeing neighbors and am particularly grateful to those who give their time to be poll workers. But if you rather vote-by-mail or drop your ballot in a receptacle around town, that certainly works too. I just hope that a peaceful transfer of power is awarded to whoever wins in November. Whatever the outcome, we can't experience a January 6th reaction again. Our daily lives are stressful and chaotic enough. It's not too much to ask our government to stay drama-free, keep the proverbial train on its tracks and get the job done in a respectful and ethical way.

Speaking of government, I was pleased to see that the Federal Reserve cut the interest rate in a semi-significant way for the first time in four years. In laymans' terms, this means it will be cheaper to borrow money to buy those big ticket items like cars, boats and, obviously, houses. So, if it's now slightly easier to purchase a home, that means more buyers will enter the marketplace. Good news! We like energized buyers. But it's a double-edged sword because if the inventory stays low and product is limited, there will be more competition among buyers to make a purchase. Sellers could see the benefit of prices being driven up but buyers may not experience a big bargain they might have been expecting from a lower interest rate. If a large quantity of product suddenly hits the market, then the pendulum will swing in the other direction.

Interesting to note and historically speaking, the real estate



market generally slows down during election years. There are a handful of reasons why this is the case but basically, it's considered a time of uncertainty regarding the economic landscape of what's to come from a new administration. Most buyers/sellers adopt a 'wait and see' approach and hold off making major real estate decisions until the dust from an election settles. Similarly, there's also a slowdown of activity during the holiday season. There is an abundance of travel, more family together time and most people are focused on drinking too much eggnog versus getting their home prepped for sale.

Of course, these are all broad brushstrokes and there are always exceptions to the rule. Sometimes sellers don't have the luxury to wait until the most opportune time to list a home. Maybe a divorce or new job in a different town dictates when a house goes on the market. If that's the case, you can still feel confident that you'll make a return on your investment even if the

timing isn't perfect. One of the greatest, most valuable gifts we can do for ourselves is buy real estate on the Westside.

So, as we move into the busy last quarter of 2024, I hope we navigate the upcoming election and chaotic holiday season with our friendships, relationships and mental health intact. Let's take a deep breath and focus not on the craziness of the world around us but on what's potentially good about what might unfold ahead. If you're reading this, you're already one step ahead of the game because it means you're living in the greatest neighborhood in the world. No matter what level of uncertainty awaits us on the global stage, we know we are lucky to live where we do, surrounded by considerate neighbors who care about our community and have one another's best interests at heart. Proud to be part of Team Cheviot and will vote for living here every day of the week!

# My featured listings

## Culver City – NEW LISTING!



**10760 Lawler Street #4 -** \$829,000  
2 Beds / 2.5 Bath, 1,179 Sq. Ft.

Located on a quiet, leafy street and just a quick stroll to the Expo line, shops and restaurants in Palms - this townhouse in a secure building on Lawler is city living at its finest. Airy and bright, bold design choices give the home fun character and a strong personality. There is a built-in storage and art-display wall in the living room that also offers a fireplace and high ceilings. Upstairs are the large bedrooms, each with big closets, private balconies and beautifully designed bathrooms. Additional amenities include a skylight, in-unit washer/dryer, Nest temperature control, two tandem parking spaces in gated garage and an additional garage storage unit. Come see this beautiful townhome today!

## Cheviot Hills – FOR SALE!



**2811 Oakhurst Ave -** \$4,195,000  
5 Beds / 5 Bath + 1 Bed / 1 Bath ADU, 3511 Sq. Ft.  
+ 331 Sq. Ft. ADU, 6249 Sq. Ft. Lot

A brand new traditional-style construction with modern flourishes, this stunning two-story home is as impressive as it is inviting. Located on a quiet, family friendly street in Beverlywood, the home offers light hardwood floors, exceptional natural light, high ceilings and grand open spaces, this fine property has many highlights to share. Created with a well crafted designer's eye, there is a vision at every turn. The lovely backyard features a covered pergola, swimming pool, hot tub and plenty of lawn on which to play. Situated on a vast 6249 sq ft lot and located a short distance to the award winning Castle Heights Elementary School, this house is definitely not one to be missed!

## Cheviot Hills – NEW LISTING!



**3211 Castle Heights Ave. -**  
5 Beds / 4 Bath, 2971 Sq. Ft., 8750 Sq. Ft. Lot

Effortless, elegant, exquisite. This home has been created with the needs of today's family in mind. With no design detail spared, an open floor plan with lightly hued hardwood floors creates an easy, breezy flow from the foyer to living room to kitchen. The front two bedrooms provide lovely, far reaching views and the Master Bedroom suite includes a large walk-in closet and a beautiful bathroom with a tub from which one can enjoy a lovely treetop view. Additional amenities include: upstairs laundry room, attached two car garage, a plethora of closet and storage space and is located walking distance to the award winning Castle Heights Elementary School. If you've been hoping to find a beautiful, newly constructed home in a fabulous neighborhood then congratulations- your search is over. Welcome home!

## Mandeville Canyon – FOR SALE!



**3380 Mandeville Canyon -** \$2,449,000  
3 Beds / 2 Bath, 2112 Sq. Ft., 7840 Sq. Ft. Lot

A picturesque mid-century mountain cabin, nestled within the pastoral beauty of Mandeville Canyon, this home is rustic country living mere moments north of Sunset. Located in the coveted Kenter Canyon/Paul Revere/Palispades Charter district, this much cherished home deserves your immediate attention.

## Cheviot Hills – COMING SOON!



**2856 Forrester Dr. -** \$8,495,000

UNDER CONSTRUCTION  
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## Santa Monica – COMING SOON!



**664 Kingman Ave -** \$9,995,000

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## Cheviot Hills – IN ESCROW!



**3221 Provon Ln. -** \$3,195,000  
4 Beds / 3.5 Bath, 2830 Sq. Ft., 7900 Sq. Ft. Lot

## Cheviot Hills – SOLD!



**3257 Provon Ln. -** \$1,795,000  
3 Beds / 2 Bath, 1,702 Sq. Ft.

## Cheviot Hills – SOLD!



**2771 Forrester Dr. -** \$6,650,000  
5 Beds / 6 Bath, 4,473 Sq. Ft.

## Cheviot Hills – LEASED!



**2927 Gilmerton Ave. -** \$20,000 /mo.

# Rancho Park happenings

## SHRED IT!

By Ben Lee

I'll be hosting a free shredding event at Hamilton High School on Saturday, November 2 from 9am-1pm. If you have been saving a bunch of papers that you'd like to see professionally shredded, so your personal information stays private, this is the event for you. There will also be an opportunity to safely dispose of your E-waste products (TVs, tablets, laptops, etc.). This event is totally free of charge to you however, if you feel compelled, we are asking for a voluntary monetary donation to the Hamilton Booster Club.

Any amount you feel comfortable giving, I am prepared to match and 100% of the money brought in will go directly to help the students and faculty of Hamilton High. There is a QR code on the flyer if you'd like to donate in advance via Paypal or, if you rather, you're welcome to give cash the day of the event. Again, any amount will be matched by me so gather up all those pesky papers and broken household electronic items and come on out to Hamilton on November 2nd. Looking forward to seeing you there!

## Wine Night

By Lilli Lee

Our next Ladies' Neighborhood Wine Night is going to be on October 23 in Cheviot Hills! Hope you'll consider joining us- these are very fun and casual gatherings and everyone is invited. Ages range from ladies in their 20s to their 80s and it's never the same crowd

twice, however, every party has been better than the last (and they've all been pretty awesome!). If you would like more details or to be added to the list, please send me an email or text: [lillijlee@yahoo.com](mailto:lillijlee@yahoo.com) or 310-650-7735. Also, save the date for the final party of 2024 which will be on December 17th. Hope to see you soon!



## RAFFLE

By Ben Lee

Thank you to all of you who entered to win a \$51 gift card to 51 Chinese Kitchen in Culver City! Joel Martin, you are the lucky winner this month and I hope you have a delicious time at this fabulous restaurant. To all those who entered but didn't win this time, don't worry- there is always another raffle around the corner. For October, we are

offering a \$50 gift card to: A Food Affair on Robertson. This family-owned, French bistro is celebrating its 30 year anniversary and is a true neighborhood gem. To enter, simply send me an email ([ben@benleeproperties.com](mailto:ben@benleeproperties.com)) and write: AFFAIR in the subject line. That's it! We'll pick a winner at random at the end of the month and notify you shortly thereafter. Good luck!



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9AM - 1 PM

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