



Beverlywood

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BEN LEE  **COLDWELL
BANKER**

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Happy November!

By Ben Lee

What a big month for democracy and, if I'm being honest, for eating. I recognize that the origin story of Thanksgiving may be historically problematic and school kids today are taught about the holiday in a different way than how we learned about it growing up but I will never stop loving this day. Political incorrectness aside, I choose to see the day as the single greatest holiday of the entire year. I love the food, the camaraderie, the tradition, the lack of gift exchanges. I love being forced out of the kitchen all day until it's time to carve the delectable birds. I love that our immediate family has extended beyond people we're related to and our holiday table also includes a wide variety of friends who join us for Thanksgiving Dinner. I love that so many of the recipes that populate the buffet stem from Thanksgivings my mom used to make from my childhood. I'm lucky and grateful that there is always such an abundance of food, we get to feast upon leftovers for days. This year will be especially sweet because with two of our sons now at college, having them home for the holiday will feel even more special. I cannot wait to have the five of us under one roof again, even if only for a couple of brief, turkey-filled days.

As mentioned before, November isn't just about the greatest feast of the year but also notable for voting. I'm likely preaching to the choir since we're a fairly politically active neighborhood but it's crucial we get out there to vote and encourage our friends, family, neighbors and colleagues to vote, too. I will be the first to admit how irritated I get when propositions I want

to fail miserably get passed with overwhelming support. Or how annoyed I feel when it seems like local government mismanages funds. In my estimation, the millions and millions of dollars raised from the mansion tax hasn't done much to help the homeless population and yet we're asked to fund measure after measure to address and try to fix the issue. But I still emphatically support the act of voting, even if I don't always get the result I hope for. This presidential race in particular is so incredibly important and decisive in terms of what direction or country goes. In many ways, regardless of who wins, I'm blessed in that my life probably won't be too dramatically affected. However, I was raised to not just think about myself but to always consider the needs and rights of those around

me. For those of us in a position of privilege, it's crucial to stand up for those who may not have as loud or strong of a voice. And when I think about how many people in history have been beaten or died just for the right to vote, it's a civic duty I'm proud to take seriously. I've already cast my ballot and encourage you to do the same.

Whatever the results from the November presidential election are, there are a few things we can count on locally, closer to home. Our elected homeowners association officials have been hard at work trying to raise money to install license plate reading cameras which the police department emphatically believes will help reduce crime in our neighborhood. The association has raised about half of its goal and are hoping every home participates. If

you haven't given yet, you can read all about the effort and donate at: Cheviothills.org.

Another reliable November tradition is our annual neighborhood gift to our neighbors. Just a little something to say thank you for making me your trusted real estate agent. In the past you've gotten an ice cream scoop, pie server, salt/pepper shakers and I hope you like this year's gift, too. Read more about it on the back page of this newsletter.

I hope you have a very happy and healthy Thanksgiving holiday filled with family, friends and zero food-fights due to the results of the November election. If you're still hungry and looking for some leftover turkey or pie (or turkey pot pie!), swing on by.



My featured listings

Cheviot Hills – NEW LISTING!



2990 Club Dr. - \$2,790,000

4 Beds / 3 Bath, 2526 Sq. Ft., 7483 Sq. Ft. Lot

One step into this extraordinary house and you are no longer in a city but rather transported to the center of a magical forest. Oversized windows from floor to ceiling allows for the most incredible view to be visible from almost every room of this midcentury architectural triumph. With clean lines and simple design elements, this modern-day tree house lets the unobstructed view of Downtown Los Angeles take center stage and be the star of the proverbial show. The Master also has a huge walk-in closet, separate vanity/make up area and a glass enclosed, wholly private bathroom. Located a short distance to the shops and restaurants of Cheviot Hills, the Expo line and the award-winning Castle Heights Elementary school, this is a sophisticated and extremely special home. There is nothing like it in the neighborhood!

Cheviot Hills – NEW LISTING!



2852 Motor Ave. - \$2,995,000

4 Beds / 2.5 Bath, 3255 Sq. Ft., 7308 Sq. Ft. Lot

A true Spanish-style hacienda, step inside and be transported to a time when homes offered an authenticity from a bygone era. This home harkens back to the Spanish estates of old Hollywood. In fact, it is rumored to have been built by Jean Harlow as a gift for her parents, though they never had the opportunity to live in it. Behind privacy gates and extensive hedges, the home was originally built in 1929 and has been lovingly maintained and restored. The stunning primary bedroom overlooks the backyard and offers a massive walk-in closet, an attached en-suite bathroom with a sunken tub, walk-in shower and a dual sink vanity. Located near the Griffin Club and the shops/restaurants/schools of Cheviot Hill, this is a superior house that deserves your attention.

Cheviot Hills – NEW LISTING!



GREAT NEW PRICE!

3211 Castle Heights Ave. - \$3,295,000

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!

Cheviot Hills – COMING SOON!



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

UNDER CONSTRUCTION

Disclaimer: image is used for illustrative purposes only and may not be exact representation of the final product.

Santa Monica – COMING SOON!



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

UNDER CONSTRUCTION

Disclaimer: image is used for illustrative purposes only and may not be exact representation of the final product.

Culver City – IN ESCROW!



5025 Westwood Blvd. - \$2,295,000

4 Beds / 3 Bath, 2115 Sq. Ft., 5005 Sq. Ft. Lot

Don't miss this rare opportunity to own a stunning remodeled home in Culver City's Lindberg Park neighborhood. Located on a quiet yet festive street, this neighborhood is known for its vibrant holiday celebrations, embodying family-friendly living. This exceptional home is a true gem that you won't want to miss!

Culver City – IN ESCROW!



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

Mandeville Canyon – IN ESCROW!



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

Cheviot Hills – SOLD!



2811 Oakhurst Ave. - \$3,829,000
5 Beds / 5 Bath + 1 Bed / 1 Bath ADU, 3511 Sq. Ft. + 331 Sq. Ft. ADU, 6249 Sq. Ft. Lot

Cheviot Hills – SOLD!



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

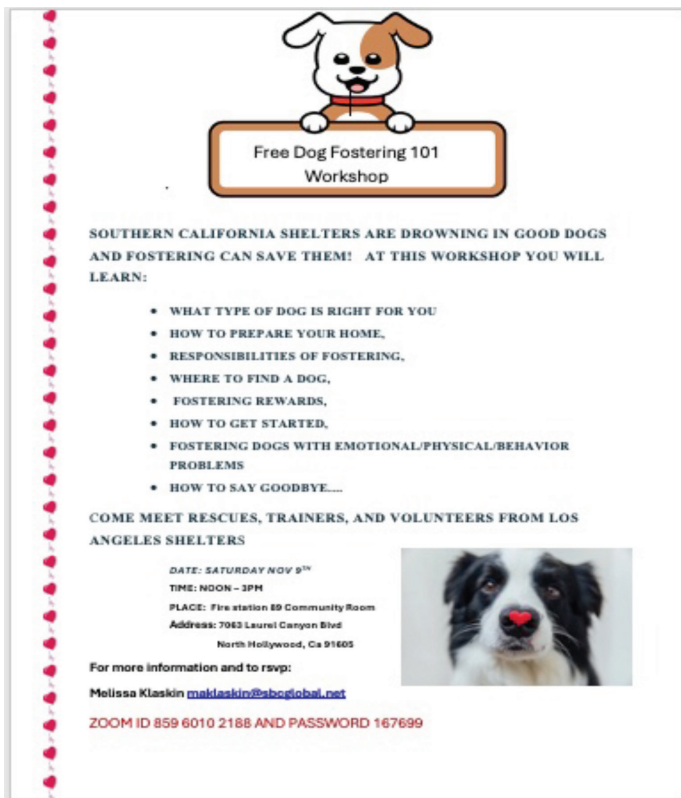
Beverlywood happenings

DOG FOSTERING WORKSHOP

By Ben Lee

If you are considering the selfless act of fostering a dog, this is the workshop you've been waiting for! Not only would you be saving the life of an animal but you'd

be helping yourself, too. Nothing deters a would-be intruder better than having a dog in the house. Consider attending this dog fostering workshop either in person or on Zoom. You'll be glad you did!



A poster for a "Free Dog Fostering 101 Workshop". At the top is a cartoon dog holding a sign that says "Free Dog Fostering 101 Workshop". Below this, the text reads: "SOUTHERN CALIFORNIA SHELTERS ARE DROWNING IN GOOD DOGS AND FOSTERING CAN SAVE THEM! AT THIS WORKSHOP YOU WILL LEARN:". This is followed by a bulleted list of topics: "WHAT TYPE OF DOG IS RIGHT FOR YOU", "HOW TO PREPARE YOUR HOME", "RESPONSIBILITIES OF FOSTERING", "WHERE TO FIND A DOG", "FOSTERING REWARDS", "HOW TO GET STARTED", "FOSTERING DOGS WITH EMOTIONAL/PHYSICAL/BEHAVIOR PROBLEMS", and "HOW TO SAY GOODBYE...". Below the list, it says "COME MEET RESCUES, TRAINERS, AND VOLUNTEERS FROM LOS ANGELES SHELTERS". The date is "DATE: SATURDAY NOV 9TH", time is "TIME: NOON - 3PM", place is "PLACE: Fire station 89 Community Room", and address is "Address: 7062 Laurel Canyon Blvd North Hollywood, Ca 91605". It also provides contact information for Melissa Klaskin and a Zoom ID and password.

LADIES' NEIGHBORHOOD WINE NIGHT

By Lilli Lee

Our Thank you to Betty Vidor who opened her home to the neighborhood ladies last month. We all had the best time and it was so nice seeing familiar faces while also meeting a bunch of new neighbors. These events have really taken off- so much so that we're getting around 40-50 women to attend each time! A wide variety of women from all ages, jobs and interests joining together for an evening of wine and casual conversation. It's fantastic and if

you've never attended before, I hope you'll consider joining our next get together. I'll be hosting the December party on 12/17 so please save the date and send me a text/call (310)650-7735 or an email (lillijlee@yahoo.com) if you'd like to be added to the evite. Also, we need hostesses in order for these parties to continue so if you would like to open up your home for an upcoming party (February, April, June...?) please send me an email and let me know. Thanks so much!



RAFFLE

By Ben Lee

Thank you to everyone who entered to win the \$50 gift card to A Food Affair on Robertson. Congratulations to Barbara Moreno! You are the

lucky winner this month and I hope you enjoy all that delicious French food at this delightful neighborhood restaurant. We're skipping a raffle for November because this month EVERYONE is a winner if you live in Cheviot Hills, Rancho Park or Beverlywood. It's the annual great Holiday gift giveaway and the week before Thanksgiving you

should receive a small token of appreciation for your enduring business, camaraderie and support. It takes a few days to deliver so please let me know after Thanksgiving if your house was accidentally skipped. If you didn't receive one, I'll be happy to drop one by the week after the holiday. Hope you like it!