



Cheviot Hills

The greatest neighborhood in the world

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BANKER**

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Happy Holidays

By Ben Lee

There's been so much uncertainty since the election. Are we headed toward a dictatorship? Will millions of people suddenly be deported? Will we enter in to WWII with Russia? If confirmed, will the DOJ be led by an alleged criminal and the head of Health and Human Services ban vaccines? Or maybe Elon Musk will give us all free Teslas and round-trip tickets to Mars. Perhaps America will transform into a mythical golden land like Oz and we're all about to become Dorothy, twirling around in a cloud of extra cash thanks to tax breaks and cheaper eggs?

These are topics way too complex to tackle in a small hometown newsletter. Truth is, none of us knows what's around the bend and, at least for me, speculating breeds anxiety. Tranquility is only attained in situations over which I have some control and ownership (which is probably why I'm rarely, if ever, truly calm). I like design and construction because I can make a decision and see it put into action. I like real estate deals

when there are problems I can help solve. Sometimes there are not simple, clean solutions but even the negotiation process can be soothing if everyone can come to the table willing to listen, adapt expectations and ultimately compromise.

This month of holidays will be particularly conducive to compromise since for the first time in twenty years, the first night of Hanukkah happens to coincide with Christmas Day! How fun and festive will that be? It will be a day

in which pretty much everyone has reason to celebrate and share some laughs and gifts with loved ones. Maybe you and your neighbor have celebrated either one or the other holiday in the past but this year you'll decide to combine the two and share the day? Turn it into a multi-cultural block party and every household can contribute a different offering symbolic of the holiday. An overflowing buffet of latkes, mincemeat pie, brisket, ham, menorahs and Santa Claus sounds like a pretty fun party to me. Then, a week later, turn that last night of Hanukkah into the best New Year's Eve bash ever and invite all your neighbors who are now friends.

The real estate market generally slows down some during the holidays (and elections) and this year is no exception. Buyers and sellers are taking a wait-and-see approach to see how the market will respond to the presidential race and virtually no one wants to get their homes in shape to sell when family members are all coming in town to visit. So, I'm taking advantage of this (slightly) lighter schedule, too. I'm looking forward to spending more time

with my family, especially my two boys who'll be home from college. The five of us under one roof is much rarer now so I'll be happy to just hang out and be together.

I'll also be happy, refreshed and excited to tackle all those real estate needs coming my way in the New Year. May these be delightful and joyous times for you and yours over the next few weeks. However, for some of us, that's easier said than done. If you're feeling a little lonely or wistful for those holidays of years past, that's understandable too. I hope you seek out a friend or neighbor and catch a movie or grab some dinner. In other words, the holidays are terrific but can also be pretty tough for some people. In these uncertain times, we all need to find happiness where we can and I hope that our community can provide that for those who need it most. If not in a multi-cultural holiday block party, then at least a chat and cup of coffee at the corner?

Be kind and safe, everyone. Here's to a very happy and healthy holiday season and festive New Year. I'm here if you need me!



My featured listings

Cheviot Hills – FOR SALE!



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 – FOR LEASE!



3320 Patricia Ave. - \$9000 p/mo.
3 Beds / 3 Bath, 2641 Sq. Ft.

A picturesque, traditional-style, single-story home in the coveted Country Club Estates section of Cheviot Hills, this midcentury is ready for a family to fill it. With wide planked hardwood floors throughout, the horseshoe shape is anchored by the backyard with access to the outdoors available from virtually every room. There is a formal Dining Room, Living Room with fireplace, den and wet bar, ideal for entertaining. The aforementioned backyard is lushly landscaped, provides absolute privacy and offers patio, grass and an abundance of greenery. Additional amenities include a big two-car garage with additional storage, security system and an enviable location near local shops/restaurants/Metro line and the award winning Castle Heights school system. Make an appointment to see it today!

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.

Cheviot Hills – IN ESCROW!



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. The home was originally built in 1929 and has been lovingly maintained and restored. Located near the Griffin Club and the shops/restaurants/schools of Cheviot Hill, this is a superior house that deserves your attention.

Culver City – IN ESCROW!



10760 Lawler Street #4 - \$749,999
2 Beds / 2.5 Bath, 1179 Sq. Ft.

Culver City – SOLD!



5025 Westwood Blvd. - \$2,295,000
4 Beds / 3 Bath, 2115 Sq. Ft., 5005 Sq. Ft. Lot

Mandeville Canyon – SOLD!



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

Cheviot Hills happenings

BOOK DONATIONS



By Ben Lee

Reading Partners is a phenomenal nonprofit organization in which volunteers team up with local schools to help students in a variety of ways. The group is currently working with Shenandoah Elementary school and is in great need of gently used books for 1st-5th graders to bolster their program. If you have a collection of books you no longer need, now is a great time to make room on those shelves while

helping out some local young readers. They could also use a bunch of fun, small treasure-chest prizes to motivate their students to keep reading and continue making progress. To drop off your books/prizes or call for a pickup, contact me: ben@benleeproperties.com and I'll put you in touch with a program volunteer. If you're interested in getting involved and volunteering your time to read and/or tutor, they would certainly welcome that, too!

Hamilton Shred Event

By Ben Lee

Thank you to everyone who came out to Hamilton High last month to shred all your unwanted papers and documents. You also finally got to safely get rid of all those bulky, broken electronics that were collecting dust. It was wonderful to see so many familiar faces and catch up, all while de-cluttering in a responsible and secure way. And if that wasn't good enough, through your very generous donations and my offer to match funds, together we managed to raise almost \$2000

for the Hamilton High Booster Club. The event was so well received, maybe we'll host another in the spring so be on the lookout for more information.



DECEMBER WINE NIGHT

By Lilli Lee

Please join us for the last Ladies' Wine Night of the year. It will be on December 17 and I'm hosting. Everyone is welcome and the more the merrier, just send me an email or give me a call/text to be added to the evite (lillijlee@yahoo.com or 310-650-7735). These are very

casual events for women in the neighborhood to get together and hang out for a few hours. Small bites, wine and non-alcoholic drinks, too. We need a host for February so if you enjoy entertaining, this would be a perfect excuse to open your home and meet some local ladies. I can fill you in on all the details and I promise it's easy!



Happy Holidays!

By Ben Lee

Did you receive the annual Ben Lee Properties holiday gift? If so, I hope you're flipping over your new spatula and it's making your burgers and pancakes taste even better than before. If for whatever reason your home was accidentally skipped and you live in the Cheviot Hills/Rancho Park/Beverlywood neighborhoods, please send me an email: ben@benleeproperties.com and someone from my team will get one over to you as soon as possible. No kitchen should be without this handy tool and it's

a small way for me to thank you for your past and future business. Happy holidays!

