

Beverlywood

NO. 149

August 2025



CalRE # 01808926

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ON THE MOVE

By Ben Lee

My summer so far... where to start? I usually lay the groundwork for a summer trip six months or so before. Usually on a day when work is particularly stressful or feels out of my control. Planning a trip is something tangible, organized, systematic. It's like a logic puzzle that when it's completed, there's something beautiful to look forward to the rest of the year.

So, sometime around January, I started thinking about our summer adventure. The only variables at the time were which of our three children would be joining us. If you have young kids, it will seem almost inconceivable that there will come a time in which these tiny humans will grow up enough to have full lives of their own, outside your jurisdiction. There will come a time in which you have to ask them what they're going to be doing six months into the calendar year versus planning it all out for them. I beg you to ask a 20 and 18-year-old what they'll be doing 6 months from now and just wait for those accusatory looks of paranoia mixed with accusation: "Why do you want to know? How do we know what we're going to be doing?!" Part of the beauty of being young and in that romantic period that exists between spontaneity and responsibility, is not having it all figured out yet.

Hence, I had to book this summer trip not knowing exactly who would be on it. As the departure date crept closer, we (the parents) found ourselves both incredibly proud but also a bit wistful to learn that both of our college-aged sons got fantastic jobs that would make it impossible for them to join us on our journey. If you're lucky enough to be traveling this summer with your entire family, and they're all bickering and driving you crazy, take a moment within all the noise to try and enjoy it because as momentarily torturous as those times can be, I promise you that you'll miss them when they're gone. With our UCLA son Mason interning at an up-and-coming AI company and middle son Spencer camp counseling at Berkeley's Lair of the Bear, our youngest son Vinnie was the lone child to join on our trip. You'd think an almost 16-year-old would rather be anywhere else than stuck with his parents out of the country for three weeks but, shockingly, he was a thoroughly

enthusiastic travel companion. And it was particularly special to spend so much one-on-one time with him. He was affable and inquisitive on the tours, set an alarm without complaint for early morning flights, tried new foods, endured all the focused attention of his hyper excited parents. In short, the kid we barely see at home given when he's not out with different friends every night of the week, he is generally ensconced with video games in his room- this boy blossomed into being the ideal travel companion and I'm happy to say the three of us had a truly fabulous time together.

This is remarkable given that the week before we left, my career took a dramatic shift, and I switched brokerage companies after nearly 20 years with the same one. It all happened fast and in an unexpected way. I hadn't been looking for a change as I had always been happy at Coldwell Banker. But sometimes it's precisely the time when you're feeling the most comfortable to take a chance to shake things up. So, when the opportunity arose, one that would grant me more growth and autonomy in a truly entrepreneurial environment, I had to make the tough choice to move. In a way, it felt like moving out of a well-loved house in which I had built up twenty years of memories in favor of a brand-new home down the road, full of exciting new experiences to come.

I'm happy to say I'm with the Agency in Beverly Hills now. My signs around town may look different than what you're used to seeing- they're red now instead of blue. But other than a new office address and phone number, everything else with my business is essentially the same. I'm still focused on Cheviot Hills, Beverlywood and Rancho Park. My trusty team has made the move with me. This newsletter will continue. Yet, despite the continuity in service, I feel energized by this change. It's interesting to make a switch after so long at the same place and it's giving me a charge I haven't felt in a while.

But moving, as we all know, can be stressful- especially with an extended European adventure looming a few days later. So, it came as some sort of higher power weird cosmic sign that about five days into the trip, I was in a crowded, frenetic train station in Madrid, everyone racing around trying to figure



BEN AND THE AGENCY'S BILLY ROSE

out where to go in a speedy fashion- and I randomly ran into Billy Rose, the co-founder/manager of The Agency. I don't necessarily believe in fate but it felt genuinely crazy to make this major decision to join the firm, then immediately leave on a pre-planned, extended vacation- only to then run into the man who hired me in the middle of a foreign country. I'm not one to see things as signs, but bumping into Billy in such a serendipitous way felt like a pretty big, beautiful, new red sign to me.

We posed for a quick picture, went our separate ways, took trains in different directions and have laughed about that happenstance encounter many times since. Once the trip ended and Lilli, Vinnie and I made it safely home, I officially started my new tenure at the Agency. I had to learn the mechanics of a different infrastructure, get used to new ways of doing things and meet many new people. Of course, it feels a little strange being the proverbial new kid in class after so many years as the big man on a different campus but I couldn't be more excited about what lies ahead.

So, when you see my new red signs around town, now you know why! I hope you have a wonderful August full of excitement and I look forward to seeing you around the neighborhood (or at the Agency) soon!

My featured listings

Cheviot Hills – NEW LISTING!



10422 Lorenzo - \$8,995,000
6 Beds / 8 Bath

A gorgeous home built only two years ago in premier section 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.

Beverlywood – NEW LISTING!



Join us August 5th for coffee & treats!

2803 Cardiff Avenue - \$4,815,000
5 Beds / 6 Bath, 4382 Sq. Ft., 6763 Sq. Ft. Lot

Nestled in the highly desirable neighborhood of Cheviot Hills, this 2-story traditional home being built by Thomas James Home's offers 4,382 sq ft of luxurious living space. Featuring 5 bedrooms and 5.5 bathrooms, this thoughtfully designed home includes an attached and a detached ADU, providing versatility and additional space. Conveniently situated just minutes from the vibrant shopping scene in Century City, the cultural hub of Culver City, and the prestigious UCLA campus, this home offers unmatched convenience. Enjoy proximity to renowned golf courses such as Hillcrest Country Club and Rancho Park. Don't miss your chance to own this exceptional residence in one of Los Angeles' most sought-after neighborhoods!

Cheviot Hills – NEW LISTING!



2700 Anchor Avenue -
4 Beds / 3 Bath, 3426 Sq. Ft.

A stunning Craftsman style home on one of the loveliest streets in all of Cheviot Hills, this 4 bedroom/3 bath house on Anchor has so much to offer. There is beauty around every corner of this 3,426 sq ft property. High vaulted ceilings, hardwood floors, open floor plan. There is a formal Dining Room, Living room and cozy breakfast nook that opens to the private backyard, surrounded by greenery. Sliding glass doors allow for maximum natural light to stream in and provides pleasant views of the backyard pool and landscaping.

Rancho Park – NEW LISTING!



2831 Malcolm Avenue - \$3,995,000
4 Beds / 5 Bath, 3450 Sq. Ft., 6324 Sq. Ft. Lot

A contemporary, brand-new built home in Rancho Park designed by acclaimed Desai Architects and built by Gaia Construction, this 4 bedroom/5 bath Modern style masterpiece is truly stunning. Step inside and be transported to a sophisticated Italian villa: muted tones, broad tile flooring, soaring ceilings, the massive sliding glass doors allow the entire home to be basked in natural light, creating an airy, open flow throughout the interior.

Mar Vista – IN ESCROW!



3571 Colonial Avenue - \$3,995,000
5 Beds / 7 Bath, 4225 Sq. Ft., 7500 Sq. Ft. Lot

Open, airy and brimming with personality, this 5 bedroom/7 bath modern-style, two-story home on a uniquely family-friendly street in Mar Vista has such a strong design aesthetic, every room takes you on a different adventure. Impossibly high ceilings and surrounded by glass, the home is awash in an abundance of natural light and offers a peaceful, tranquil feeling from the moment you step inside. Hardwood floors, clean lines and effortlessly blending a minimalist elegance with a unique sense of self, this 4225 sqft home provides luxury living without pretension.

Beverlywood – IN ESCROW!



9120 Gibson Street - \$1,595,000
3 Beds / 2 Bath, 1275 Sq. Ft.

A jewel box of a home, this English storybook cottage exudes warmth and charm at every turn. 3 bedroom/2 bath home in South Robertson/Beverlywood adj. is bursting with beauty and character. Originally built in 1927 and lovingly updated, the front yard is abloom in a symphony of bright and overflowing foliage. Step inside and notice all the flourishes that give a true storybook home its personality: hearty adobe walls, hardwood floors, coved ceilings, romantic archways and a pitched roof with an abundance of attic space.

Beverlywood happenings

POST PATROL

By Ben Lee

So many Cheviot residents have signed up for Post to protect their homes that our neighborhood is only 5 families short from getting another Post vehicle to patrol our streets for 24 hours a day and 7 days a week.

These around-the-clock patrols have proven to cut crime in the area and, G-forbid a home is broken into, the response time is immediate. If only five more homes sign up (and it's easy/inexpensive to make the switch from an existing company. We did it and have been happy as a

result.), the entire neighborhood will benefit. If you are curious about cost, details, commitment, etc. please email Gina Post using this dedicated address: cheviotills@postalarm.com This is a family run business and she will help you get started should you chose to make the switch.



COMMUNITY GATHERINGS

By Lilli Lee

Over 100 people joined for the Neighborhood Singles Party and (I hope) everyone had a great time! Clearly there's a yearning for meeting people in person vs. on the dating apps so hopefully we can host another one soon. If

you missed the event but are still interested in meeting people from the community, send me a text, call or email and let me know: 310-650-7735 or lillilee@yahoo.com The next Ladies' Wine Night will be held on August 13 in Beverlywood. Please let me know if you'd like to join or be a host for

an upcoming gathering! Nothing makes a town feel smaller than meeting neighbors, so if you have any interest in opening up your home for any type of get-together, please give me a call and I can help.



WARM WELCOME

By Ben Lee

I was elated to be so warmly welcomed to the Agency. The following is how they introduced me to the company through their online journal:

The Agency is thrilled to welcome Ben Lee, a top-producing broker and respected figure in the Los Angeles real estate community, to The Agency's Beverly Hills team. With a reputation for integrity, deep market knowledge, and outstanding client service, Ben is an exciting addition to our brokerage's flagship office.

"Ben is a true professional who embodies the values that define The Agency: integrity,

collaboration, and a deep love for the communities we serve," said Mauricio Umansky, CEO of The Agency.

A second-generation Angeleno and seasoned real estate professional, Ben brings an impressive sales portfolio that speaks for itself. In the past 12 months alone, he has closed over \$67 million in sales volume, with standout years including \$94.9 million in 2022, \$67.1 million in 2024, and \$47.5 million so far in 2025.

Beyond his real estate achievements, Ben is also a licensed attorney, equipping his clients with a strategic edge during negotiations and ensuring every transaction is handled with



legal precision. Ben approaches every relationship with his core philosophy: "Treat the customer like family."

"Ben brings a blend of experience, warmth, and professionalism that instantly elevates any room he walks into," added Billy Rose, Co-Founder of The Agency.

WELCOME TO THE TEAM, BEN!

PHOTO CONTEST

By Ben Lee

We've gotten some amazing entries for the photo contest but the key thing to remember is to take a picture with the newsletter, too. To make it easier, it's ok to take a picture with anything Ben Lee Properties related (spatula? Backpack? Sunglasses? All good!). August is the last month to submit so send me your vacation photos with any Ben Lee related objects and you could win \$250! Submit to: ben@benleeproperties.com and write 'PHOTO' in the subject line.