

NO. 153
December 2025

Cheviot Hills

The greatest neighborhood in the world



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THEAGENCY

HAPPY HOLIDAYS TO YOU, MY FRIENDS AND NEIGHBORS!

By Ben Lee

It's hard to believe that December is here already. This month, which typically exudes feelings of peace, camaraderie, pretty decorations, twinkling lights, family togetherness and laughing children- all of it wrapped up in a festive bow, presents an optimistic outlook for the next year ahead.

I so vividly remember thinking back to New Years Eve, 2019 when we were celebrating with our friends at a loud, boisterous party, without a care in the world. No hint at all about what 2020 would soon lay at our doorstep. Back then, once the threat of Covid materialized, we divided our panic down the middle of our immediate family. While my wife was freaking out about our boys home from school and keeping everyone safely ensconced inside our safe little bubble, I was more consumed with what the pandemic would mean for the real estate business and economy at large. It was a stressful time for everybody in different ways but, thankfully, we were able to get through it. Each subsequent December post-Covid is somewhat hazy but fresh in my mind is last year. My family and I had a terrific time: enjoying the holidays at home before heading down to spend New Year's Eve in Mexico, ringing in the new year in high spirits on a beach in Cabo San Lucas. Landing back in LA a few days later, no one could have predicted that January 2025 would forever be associated with the worst, most tragic fire disaster in the history of our city.

So, it makes sense to approach December with a modicum of



trepidation. Who knows what major event might occur to test our strength, faith and endurance once 2026 begins? After a few rough starts to the new year, we are all due an extremely calm, might I add a possibly boring January. We have been tested now for a while and I see nothing wrong with experiencing a thoroughly easy January, friction-free February and mellow March after that.

Not to jinx it but I am hopeful that the real estate market will regain its energy in 2026. New construction is peppering the local landscape; the interest rate has lowered and will likely lower a bit more in the first quarter of the new year. Not by a terribly dramatic margin but every bit makes a difference and helps to give buyers that boost of confidence to make a big purchase. I predict that sellers will be emboldened in 2026, too. The new year always brings about the impetus for change and sellers will recognize that with the uptick in market activity, the first few months of the new year will be the

right time to capitalize on buyers' needs.

Since the start of the year might bring a flurry of activity, December is the ideal time to relax, reflect and rev up for what I hope will be a busy time around the bend. Of course, we've learned lessons from years past to never fully assume anything, to accept that nothing is a guarantee and to expect the unexpected instead. But here's one thing you can count on: my dedication to the residents of this neighborhood when it comes to brokering your real estate needs is steadfast. Whether you currently live here or you're contemplating a move, you can rely on my commitment to getting you the best possible deal on either a sale or purchase and not just in December, this applies to every month of the year.

Regardless of what is awaiting us on a global scale in 2026, here are a few other promises that I can make without hesitation: I'll try to perfect my surfing skills and stop pretending I'll learn Pickleball any time soon. No matter how many times I clean

my desk, it will perpetually be in a sorry state of organized chaos. My dog's manners will always be a work in progress since his owners' disciplinary tactics leave much to be desired. Moderation does not come naturally so I will generally be a more successful eater than dieter; and nothing clears my head better than a brisk walk around the neighborhood.

I hope this month brings you much deserved holiday joy. I hope that the harder moments, like missing those who were once part of your celebrations but are no longer here, are few. May they also serve as a reminder that life is short and how crucial it is to cherish the time we have.

I also hope that we experience a gentle entry to 2026 since we could all use a much-needed break from calamity. However, at least if the world throws us yet another massive curveball, it's nice to know that as a community we'll get through it together. Happy holidays, friends. See you in the New Year!

My featured listings

Encino – NEW CONSTRUCTION - FOR SALE!



16879 Mooncrest Dr - \$5,395,000

5 Beds / 8 Bath, 5,900 Sq. Ft. 10,890 Sq. Ft. Lot

A dazzling, brand new construction on a quarter acre lot south of Ventura Boulevard, this impeccably designed 5 bedroom/8 bathroom home is luxury living at its finest. This 5,900 square ft home has everything a discerning buyer could want: vast, spacious living spaces; open floor plan, natural light, elegant landscaping and enormous backyard with BBQ. The chef's kitchen offers top-of-the-line appliances and an abundance of space for entertaining. In addition to the elegant bedrooms and bathrooms, there is also a state-of-the-art theater, great room, living room, office and elevator to visit each floor with convenient ease. Additional amenities include: 3 fireplaces, designer light fixtures/chandelier, basement gym and bar, solar roof panels (paid off, no cost to buyer), electric water heaters and two laundry rooms. A certified Smart Home that offers Control 4 throughout, this isn't just a magnificent estate but a true architectural achievement. Also available for lease.

Sherman Oaks – GREAT NEW PRICE!



3421 Castlewoods Place - \$1,995,000

4 Beds / 3 Bath, 2815 Sq. Ft.

Cheviot Hills – IN ESCROW!



10422 Lorenzo - \$7,995,000

6 Beds / 8 Bath

Rancho Park – GREAT NEW PRICE!



2831 Malcolm Avenue - \$3,795,000

The seller is offering \$100K in concessions and is open to a seller carry-back, giving buyers a unique chance to get creative with financing and reduce out-of-pocket costs.

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 Gain 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. An oversized island subtly separates the sleek chef's kitchen from the rest of the social rooms of the first floor making the the entire space ideal for entertaining. The kitchen is enhanced by its design aesthetic; gone are bulky, unnecessary fixtures and instead you'll find smooth surfaces on the imported Italian cabinetry and high-end Miele appliances that disappear into the background. From every angle is a lovely view of the backyard that feels like an extension of the home: wholly secluded and surrounded by greenery, the yard offers a flat expanse of grass, pool, hot tub, built-in bbq in the al fresco kitchen. Upstairs are the family's living quarters, the Primary Suite providing high ceilings, enormous walk-in closet and beautiful bathroom with luxurious tub. Additional features of this 3450 sq ft home include: upstairs laundry facility, living roof garden, owned solar panels, 6-unit AC so each room can control its temperature, fireplace, Control-4 smart home automation and two car garage. Conveniently located near the shops and businesses on Pico and Expo line yet situated on a quiet, friendly street full of many happy families in the highly coveted Overland School District, this new home is a neighborhood star!

Beverlywood – FOR SALE!



9125 David Ave - \$2,795,000

4 Beds / 3 Bath, 2392 Sq. Ft., 7674 Sq. Ft. Lot

Cheviot Hills – IN ESCROW!



2700 Anchor Avenue - \$2,995,000

4 Beds / 3 Bath, 3426 Sq. Ft.

West Hollywood – IN ESCROW!



9028 Rangely Ave - \$1,750,000

4 Beds / 1 Bath, w/Laundry in Unit

This is an amazing opportunity to own a beautiful 4-plex in one of LA's most desirable neighborhoods within West Hollywood. Just a stone's throw from the shops and restaurants of Melrose and Doheny on a lush tree-lined street, each of the four spacious A-framed cottages has an abundance of charm and personality. Each unit offers: a large bedroom, hardwood floors, updated, artfully designed kitchen with stainless appliances, a remodeled bathroom with decorative tilework and large living room. The four units share a central brick courtyard, grassy front lawns under picturesque Jacaranda trees. Additional amenities include: in-unit washer and dryer, street parking, heating/air and a shared backyard/community garden. A fabulous chance to own a beautiful, income-bearing property in the heart of the city.

Beverlywood – FOR SALE!



2803 Cardiff Avenue - \$4,845,000

5 Beds / 6 Bath, 4382 Sq. Ft., 6763 Sq. Ft. Lot

Mar Vista – SOLD!



3571 Colonial Avenue - \$3,995,000

5 Beds / 7 Bath, 4225 Sq. Ft., 7500 Sq. Ft. Lot

Cheviot Hills happenings

SHRED '25



It was so nice seeing so many friends and neighbors at our annual Shred Event to support the students of Hamilton High School. You all came out with bags and boxes of paper and E-waste to destroy everything in a responsible manner. Thanks to your generous

donations that were matched by me, together we raised over \$3500 for Hamilton High. Start saving those papers and small, broken appliances again as we'll likely hold this event around the same time next year. See you then!

HOLIDAY GIFT

Residents of Cheviot Hills, Beverlywood and Rancho Park: Did you receive your holiday gift courtesy of Ben Lee Properties? It's a brand new, state-of-the-art, all-in-one knife/fork ("knork")! Once in a while a house gets skipped so if you didn't get one, please send me an email and let me know: ben@benleeproperties.com so I can drop one off. Our uncle actually invented these handy tools, ideal for cutting/tasting food or to be used as a serving utensil. If you're interested in purchasing an additional piece (he has other varieties, too, such as a spaghetti tester and long handled spoon!)

please visit his website for more information: www.toolsfortasting.com



OUR BIG KITCHEN LA (OBKLA)

What an inspiring night it was getting together with so many of you to make 300 meals for members of LA's underserved community. We made thousands of meatballs, 100s of pounds of vegetables, nearly 900 cookies and had the best time doing it. OBLKA is a true neighborhood gem that invites volunteers to come in and help make much needed

meals every day of the week. Ben Lee Properties sponsored this meaningful event for the community and it was so nice seeing how happy everyone was to participate. If you would like to volunteer with OBLKA, either alone or with a group you put together, all the information is on their website: OBKLA.ORG



NEIGHBORHOOD TOY DRIVE

The West LA Police is conducting a toy drive! Please bring a new, unwrapped toy suitable for kids ages 8-13 to the lobby of the West LA Community Police Station: (1663 Butler Ave., LA 90025) from now until December 19. Our neighborhood Senior Lead Officer Chris Baker will be in the parking lot of the Cheviot Hills Rec Center on December 7 from 11:30-1pm if you'd like to bring a toy and say hello. This is a great opportunity to not only say hi to Officer Baker but to also help make the holidays special for a child in need.

