



BEN LEE  
PROPERTIES

Real Estate Broker • Licensed Attorney  
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# Beverlywood

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PRSR STD  
ECRWSS  
U.S. POSTAGE  
**PAID**  
EDDM Retail

\*\*\*\*\*ECRWSS\*\*\*\*

LOCAL  
Residential Postal Customer



# The Golden Issue

By BEN LEE

It seems hard to believe that this newsletter is already celebrating its 50th (month) anniversary! It seems like just yesterday when we were thinking it might be nice to create a mailer with thoughtfully written articles pertaining to themes and experiences to which other families and residents could possibly relate. We wanted to make something that would provide news, tips, even historical anecdotes about the neighborhood around us. Promoting local real estate and advertising my current listings were almost side dishes to the main meal of what we set out to accomplish. Now, 50 issues later, we have successfully met our goal in what we hoped to do. And what's nice is that we're just getting started!

Beginning with this issue, we're expanding into new neighborhoods, bringing our publication into thousands of additional mailboxes around the Westside. So, for all the new residents receiving this for the first

time, I hope you will enjoy getting this; the Ben Lee Properties monthly newsletter.

I wanted to take this opportunity to say hello and tell you a bit about myself. My name is Ben Lee and I am a native of Los Angeles, having grown up in Malibu and Santa Monica. In addition to a handful of elementary schools, I also attended Crossroads for junior high and graduated #2 in my class from Santa Monica High School, class of 1991. I left Los Angeles to attend Wesleyan University in Connecticut from '91-1995. I returned home immediately following graduation and got a job in the music industry, first Motown and then Warner Brothers Records. I met my future wife Lilli in 1995, enrolled in Loyola Law School and became a lawyer, specializing in real estate right around the time we were married, 2001. We bought our first home on Westgate and Ocean Park and a few years later I made the decision to trade practicing law in favor of becoming a

residential real estate broker instead. Since that monumental day, we moved to Cheviot Hills, had three sons and I managed to exceed all expectations as a realtor, selling over **half a billion dollars** in properties throughout the Westside, helping over **500 people** find or sell homes and (in a relatively short amount of time) I've earned the distinction of becoming the **#7 top realtor out of 85,000** Coldwell Banker realtors worldwide.

I'm proud of these statistics because it shows that sometimes it takes a circuitous path to find the right career choice. I also believe that everything happens for a reason and lessons learned along the way have all helped contribute to my success. My years working as a lawyer have not only given me the skills to negotiate ferociously on behalf of my clients, but have allowed me to fill a unique position that separates me from many/most of my colleagues. A background in law has given me an understanding of the complexities of more complicated real

estate deals better than my competition. And a rich, deep-rooted history with the Westside that can only come from being a second-generation Los Angeleno means I know the ins and outs of this city intimately. I'm raising my boys here, there's nowhere else I would rather be and I bring this passion for LA to my real estate profession.

I hope this little intro has helped you get to know me better! I invite you to check out my website: [ben@benleeproperties.com](mailto:ben@benleeproperties.com) and find me on Instagram/Facebook/Twitter to follow up-to-the-minute information regarding my current and upcoming listings. I also have a handful of secret/pocket listings that aren't for public advertisement but I could certainly share information about them over the phone.

Furthermore, I also hope you find this publication a welcome addition to your mailbox. I look forward to fifty more issues and getting to share them with you!

# My featured listings

BEN LEE - ESTATES SALES

## Encino –

IN ESCROW - LOOKING FOR BACK UP



**15921 Royal Oak Road – \$4,995,000**  
6 Bed/ 7 Bath 7,886 Sq.Ft. 54,324 Sq.Ft Lot

A traditional, Tudor style English manor on one of the most desirable streets in Encino. Stately mansion exudes a warm, southern charm mixed with old world sophistication.

## West Hollywood –

SOLD!!



**960 Larrabee Street #111 – \$449,000**  
1 Bed/ 1 Bath

## Beverlywood –

IN ESCROW - LOOKING FOR BACK UP



**2012 Castle Heights Ave – \$2,795,000**  
4 Bed/ 4 Bath Oversized lot - 14,594 Sq. Ft.

## Rancho Park –

IN ESCROW - LOOKING FOR BACK UP



**10645 Esther Avenue – \$1,699,000**  
3 Bed/ 2 Bath

## Rancho Park –

COMING SOON!!



**2637 Midvale – \$1,600,000**  
3 Bed/ 2.5 Bath

## Cheviot Hills – ACTIVE!

6 Bed/ 8 Bath 7,374 Sq. Ft. 10,521 Sq. Ft. Lot

REDUCED BY OVER \$1 MILLION!!



**2788 Monte Mar Terrace – \$6,495,000**

Considered to be one of the most prestigious properties in all of Cheviot Hills, this impressive 7,374 square foot architectural masterpiece has many astounding attributes. The Claes Oldenberg inspired sculpture of a giant flower pot sets the tone for this modern style estate, in which every square inch of livable space has been thoughtfully utilized in the most intelligent way. An elevator and central staircase unites each of the four floors, harmonizing the living and recreational spaces with the 6 bedrooms, 8 bathrooms, two offices and professional grade gym. Honey-hued hardwood floors, impossibly high ceilings, surround-sound speakers in every room, five separate zones for heating/air- every detail to the construction of this custom-designed home has been thoughtfully considered and executed with the highest quality craftsmanship. Three car garage, two fireplaces and incomparably pristine city views, this is the absolute statement home of the neighborhood.

## Cheviot Hills – ACTIVE!

3 Bed/ 2 Bath

OPEN SUNDAY 2-5



**10538 Butterfield Road – \$1,625,000**

A darling, Spanish style home in one of the most desirable neighborhoods in Cheviot Hills, this 3 bedroom/2 bathroom house offers as much character as comfort. The stained glass detail in the front door, curved archways, dark hardwood floors, fireplace and pretty neighborhood views are just a few of the amenities. In addition to the three bedrooms and two bathrooms, there is a formal dining room, living room, breakfast nook with built-in butler's pantry and laundry room. Coupled with the old world Spanish appeal are modern convenience updates: including dual pane windows, central air conditioning and a refreshed kitchen. Doors from two of the three bedrooms lead out to the tranquil and picturesque backyard garden complete with mature, manicured landscaping and storybook path that lead to the detached, two car garage. Offering an abundance of storage space, natural light, impeccable curb appeal and situated in the highly coveted Overland Elementary School District, this delightful house is ready for it's next family to call it home.

## Cheviot Hills –

5 Bed / 6 Bath 4,032 Sq.Ft. 23,416 Sq.Ft. Lot

IN ESCROW - LOOKING FOR BACK UP



**2789 McConnell Drive – \$5,999,000**

Step over the threshold of this phenomenal estate in Cheviot Hills and be transported to an era of grand Hollywood glamour. From its perch high atop one of the most enviable streets in the neighborhood, this magnificent Mediterranean style, 4,032 square feet (per public records) mansion on a 23,416 sq. ft lot was originally built in 1926. This home has all the makings of a fine castle on the hill. This remarkable estate includes a full, finished basement. There is also a detached and beautifully updated guest house/mother-in-law or maid's suite, garage space for 5 cars and a picturesque swimming pool that is the sparkling jewel in the ultra-private backyard crown. The master suite has his/her walk-in closets, designer bathroom, balconies and a tranquil sitting area- the perfect spot to sip a morning coffee while glancing at the paper. Also upstairs you'll find handsome, at-home offices that could be used as-is or easily be transformed to a nursery, gym or any space of your imagination.

## Beverlywood –

3 Bed/ 2 Bath

COMING SOON!!



**9110 David Avenue – \$1,299,000**

A traditional 4 bedroom/2 bath house on a beautiful street in the heart of Beverlywood. Delightful bits of character punctuate each room: intricate crowned moldings in the formal dining room, bay windows and hardwood floors in the living room, cozy fireplace in the family room. One of the four bedrooms has been converted to a generously sized office with plenty of built in storage spaces and each of the three other bedrooms offers ample closets and plenty of light. The bright and airy kitchen has stainless appliances, granite countertops, wood cabinetry and a separate breakfast nook with beautiful city views. The private and secluded backyard is quite spacious and includes a covered patio for entertaining. There is a storage room connected to the detached, two-car garage and an enormous storage room under the house and a lower level apartment with its own separate entrance complete this sprawling property.

## Cheviot Hills –

SOLD IN ONE WEEK - BY BEN LEE



PREVIOUSLY LISTED WITH TWO OTHER AGENTS!

**10574 Bradbury Road – \$2,899,000**  
5 Bed/ 5 Bath 3,708 Sq.Ft.

This stunning, Spanish style, newly built home presents the utmost in luxury living. A stone's throw to the award winning Overland Elementary School.

## Cheviot Hills –

IN ESCROW - LOOKING FOR BACK UP



**10377 Monte Mar Drive – \$3,395,000**  
4 Bed/ 4 Bath 3,359 Sq.Ft., 8,707 Sq.Ft. Lot

## Cheviot Hills –

IN ESCROW - LOOKING FOR BACK UP



**10585 Butterfield Road – \$2,149,000**  
4 Bed/ 4 Bath 3,122 Sq.Ft., 6,995 Sq.Ft. Lot

## Rancho Park –

IN ESCROW - LOOKING FOR BACK UP



**2801 Dunleer Place – \$1,689,000**  
3 Bed/ 3 Bath 2,500 Sq.Ft. 8,100 Sq.Ft Lot

## Cheviot Hills –

PENDING



**2764 Club Drive – \$3,499,000**  
6 Bed/ 7 Bath

**FLEXIBLE ALL CASH BUYER  
LOOKING FOR 8,000 SQFT+ LOT.**

**CALL BEN IF  
INTERESTED IN  
DISCUSSING!!**

# Now is a good time to sell.

*Please call me to find out how to prepare your home for market and learn how my team and I use the latest tools of technology to market your property better than anyone else working in real estate today.*

# Beverlywood happenings



Mr. Ryan Davidson and Ben



## Raffle News

By BEN LEE

For nearly a decade, Ben Lee Properties has had the honor of sponsoring the annual Castle Heights Elementary School Raffle. Two tickets are drawn out of a pool of roughly 12,000 tickets sold. Imagine the

excitement this year when a teacher was the lucky winner of the 1,000 grand prize! Mr. Ryan Davidson just joined the staff of Castle Heights in September and he was thrilled to hear the news that his was the lucky ticket pulled. Way to go, Mr. Davidson! Couldn't have gone to a more deserving recipient.

And, speaking of raffles... we are still collecting entries for our annual photo contest! The winner will receive a shiny new \$100 Amazon gift card and all you have to do is take a Ben Lee Properties Newsletter (what you're reading right now!) and take a picture of it in a creative location. You can take it with you on your next vacation and snap away. Hold it over the Grand Canyon! Next to Niagra Falls! Under the Statue of Liberty! Or maybe just by

the sea shore. We will be choosing the winner after the Memorial Day holiday so you have until June 1st to submit your best shot. Please email it to: [ben@benleeproperties.com](mailto:ben@benleeproperties.com) and if you have any questions, please let me know.

Thanks and good luck!

**amazon.com**

## West Side Stories

By Michael Harris

Growing up in the 40's and 50's was essentially pre-television. Although tv sets first arrived around 1948 the only programs were test patterns, Pantomime Quiz, and wrestling. So while everyone loved to hate Gorgeous George or rooted for his fellow show-men the radio was the format of choice and necessity. There were three divisions of radio programming: 1. The compulsory Sunday evening "adult comedies" which included Jack Benny, Burns and Allen, Fibber Magee and Molly, Edgar Bergin and Charley McCarthy, Amos and Andy and others. 2. The daytime soap operas which included Stella Dallas, Mary Noble, backstage wife, Days of Our Lives, etc. 3. and most important the essential programs of putting us to sleep on school nights which included,

Jack Armstrong, the all-american boy, Hop Harrigan, "America Needs Flyers", Superman "able to leap tall buildings at a single bound", The Green Hornet, The Shadow, "who knows what evil lurks in the minds of men, the Shadow knows", The Lone Ranger and his faithful companion, Tonto, and his silver bullets, and his great horse, Silver. The biggest draw of the Lone Ranger was the stirring music of the William Tell Overture that coursed through each of the dramatic proceedings. These were each half-hour shows that gripped us, scared us, and inspired us and which promised various premiums for sending in box tops to exchange for decoder rings which promised to help us ferret out all the secrets of the nether world and the under world.

For the spare time when the radio was not enough the books on our shelves included junk science such as Tom Swift



and his Electric Runabout, and myriad other Tom Swift titles exploring the future possibilities on our horizons; sports which would have included, The Kid From Thomkinsville " which fired the imagination of every aspiring second baseman, and for the ladies there were the Nancy Drew mysteries.

Comic books were also always at the ready for rainy day schedules when grade school lunches and recess activities were forced indoors. All those comic books filled the paper drives that the schools held to raise extra money so the few that remained in the hands of collectors became very valuable.