



Beverlywood



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Aloha

By Ben Lee

Happy May! I hope everyone is starting to see the light at the end of the tunnel with regards to this pandemic. It feels as though things are starting to get a little brighter and optimistic that life can soon inch toward returning to our version of normal. It seems like the vaccines have been easier to acquire (side note: my mother-in-law called to let me know that KNX news radio announced that Cheviot Hills was mentioned as one of the top three most vaccinated communities in Los Angeles County, so, well done neighbors!).

If you are a regular reader of this publication, you'll know that I snuck out of town last month with our eldest for a father/son get-away. We went to Hawaii for a week and, by the look of things, a large swath of vacationers trying to escape Los Angeles for a bit was there, too. But I'm pleased to report: the trip was extremely safe with regards to Covid protocols. We couldn't even board the flight without proof of a negative test specifically sanctioned by Hawaii and we were tested again while there. Masks were required and just about every meal and activity was held outside while socially distant. We had such a phenomenal time there that as soon as we got home we started thinking about the next time we could go. Which, as it turns out, might be sooner than expected! While Mason and I were in Hawaii, we had the unexpected pleasure of spending the day with a colleague of mine. He used to be the top agent at Coldwell Banker, specializing in Malibu properties, until he left our company for another brokerage firm a little while ago. Our paths have crossed a handful of times over the years, starting in the early 1980's when his family happened to live a few blocks away from mine in Malibu's Point Dume neighborhood and our parents were friendly with one another. Who would've predicted way back then that decades later we would both enjoy successful careers in the same field at the same company? For years after becoming a real estate agent, I had looked up to him, admiring his professionalism, his drive and his impressive ascension to the top of business. And while we knew of each other and had a few email interactions, we never had the chance to hang out as friends until a few weeks ago when I knocked on the door of his home in



Hawaii to say aloha. Chris Cortazzo has a second home there and he was generous enough to let Mason and me in to take a tour and get a feel for what it's like to be on vacation in your own house. Needless to say, it was exquisite. Situated right on the beach with a host of luxurious amenities, he is for all intents and purposes, living the dream. It was nice to see the other side of someone who, given his level of success, I would have assumed would be a bit high strung or be in work mode all the time. Maybe it was the Hawaiian air or aloha spirit but the opposite was true: he was laid back, relaxed and nothing but a generous and congenial host for a leisurely, lazy afternoon. It was as if we had been buddies for years. Talked shop a bit, of course, but for the most part shared stories about fatherhood,

the sheer bliss of travel after a year of lock down and agreed that the career accomplishments we've enjoyed doesn't hold a candle to what gives us the greatest pleasure in life: taking a nice vacation with our kids.

It occurred to me while I was visiting that we are so lucky to live this close to actual paradise and a part of me wondered why go anywhere else? I was able to surf every day, eat delicious food, totally unplug from the digital landscape and soak up the natural beauty and tranquil, tropical surroundings that are sorely missing from the hustle and bustle of Los Angeles. This past year has taught me a lot about seizing the moment and not putting anything important off. You never know when the world can shift and uproot everything we once took

for granted and I don't want to regret missing out on a chance to do what I love. So, while my wife and two of our sons sat this last trip out, the next time we're going everyone is coming along. I hope we'll be able to take advantage of everything Hawaii has to offer including possibly looking up an old acquaintance turned work colleague turned friend. So, if you need me this summer, call a little later than you normally would because it's three hours earlier on the island and I may be asleep. Or surfing. Or just kicking back on the lanai with a mai tai in one hand and residential listing agreement in the other. If the smart phone allows us to work from anywhere, then I pick Hawaii! And if you happen to find yourself there this summer, too, please pop by to say hello. Shave ice for everyone!

My featured listings

BEN LEE PROPERTIES

Beverlywood - NEW LISTING!



9100 Beverlywood St. \$1,525,000
3 Beds/2 Bath 1,370 Sq. Ft., 4,860 Sq. Ft. Lot

Recently renovated Spanish style home meticulously updated to reflect today's modern taste and needs. Design details such as vintage Art Nouveau door knocker, cozy fireplace, crystal doorknobs and hardwood floors. Open floor plan and spacious gourmet kitchen with stainless-steel appliances. Master suite with large bathroom, vast walk-in closet and glass sliding doors open to the flat backyard. With all new pavers, newly installed fence and fresh landscaping, the outdoor space is as inviting as it is private. Laundry area, security system, plus central heat & air. Castle Heights Elementary.

Cheviot Hills - NEW LISTING!



- GLENBARR & LORENZO -
Best Location in the Neighborhood!
6 Beds/TBD Bath 7,500 Sq. Ft., 8,500 Sq. Ft. Lot

You may be curious about the new construction homes being built on Glenbarr and Lorenzo. Call Ben (310-704-6580) or send him an email (ben@benleeproperties.com) to learn more about these spectacular properties that will undoubtedly be the crown jewels of the neighborhood.

Beverlywood - FOR SALE!



1242 Edris Dr. \$2,950,000
4 Units - 2 Beds/1 Bath Each 4,168 Sq. Ft., 6,878 Sq. Ft. Lot

Traditional style 4-plex investment property in prime Beverly Hills adjacent location. Just a stone's throw from great shopping, restaurants and houses of worship. Located one block north of Pico Boulevard between Beverly Drive and Beverwil Drive. 2 bedrooms/1 bath each. Nicely updated kitchens and baths. Classic details included separate living and formal dining room, hardwood floors, crown moldings, etc. Air Conditioned. 1 private garage for each unit. In unit washer/dryers. Large lot with room for pool or grassy yard. 1 unit currently vacant. Wonderful upside rent potential.

Cheviot Hills - IN ESCROW!



2815 Club Dr. \$3,495,000
4 Bed / 4.5 Bath 3,497 Sq. Ft., 9,250 Sq. Ft. Lot

Traditional home with exquisite contemporary interiors. Completely remodeled in 2020 with no expense spared. Chic open floor plan with sophistication and warmth is an entertainer's dream. Accordion doors unite the indoor living areas to the expansive backyard with al fresco dining and full kitchen & pizza oven, plus extra large infinity edge pool and spa. Dramatic two-story entryway with custom staircase leads to the family bedrooms and upstairs laundry. Master suite includes gigantic walk-in closet and spa-like bath. The most sophisticated home technology equipment available - top security system, designer lighting plan, Sonos sound system, etc - all can be controlled from a cell phone. This sleek residence is as sophisticated as it is luxurious. Built with unparalleled craftsmanship and an artist's keen sense of design!

Woodland Hills - IN ESCROW!



21901 Burbank Blvd #220 \$695,000
3 Bed / 2.5 Bath 1,699 Sq. Ft.

Spacious two-story condominium in Woodland Hills, this 3 bedroom/2.5 bath townhouse is nearly 1,700 square feet and nestled within a tropical paradise. Hardwood floors, and an open floor plan, there is a fireplace in the living room, wet bar, formal dining room that leads to an outdoor patio and updated kitchen that features stone floor, stainless, high end appliances and plenty of storage plus powder room downstairs. Open and airy, the master bedroom offers a large walk-in closet, balcony and beautiful bathroom. Additional features include a laundry area with new washer and dryer, private 2-car garage, swimming pool, tennis courts, club house, park with picnic area and a tranquil, natural setting of lush trees and babbling creek. Near shops, restaurants and the Warner Center Park - come see this oasis within the city today!

Beverlywood - IN ESCROW!



2839 Medill Pl \$3,575,000
5 Bed / 4 Bath 3,703 Sq. Ft., 7,953 Sq. Ft. Lot

House unlike any other in the neighborhood, this one needs to be experienced in person to be fully appreciated. Stately, inviting and bursting with personality, this mid-Century Mediterranean, perched high on a quiet cul-de-sac in Cheviot Hills, boasts what are arguably the best views of the city from a variety of different balconies and vantage points. A true tropical escape with an astounding amount of space to run, play or entertain. A much treasured and truly special home that deserves your immediate attention.

Beverlywood - SOLD!



9320 Oakmore Rd \$3,995,000
6 Bed / 4.5 Bath

Stately Mediterranean style manor on a tree lined, quiet street in Beverlywood masterfully combines sophisticated elegance with familial warmth. A grand foyer opens to two rooms at the front of the home: an intimate formal living room with fireplace and lovely view of the neighborhood and a handsome private office. Each bedroom is bright and airy with generously sized closets and the front two bedrooms also have balconies. Please visit this gorgeous home today as it certainly won't be on the market for long!

Beverlywood happenings

Westside Stories

By Michael Harris

NETHERCUTT MUSEUM & COLLECTION

The Nethercutt is a wonderful example of what can happen when money, intelligence and a sense of civic duty converge. Established in 1971 by J.B. Nethercutt, one of the founders of Merle Norman Cosmetics, this complex has grown into one of the great collections of antique and classic automobiles in the world, more than 250 from 1898 onward. In addition, there is a world-class display of mechanical musical devices such as nickelodeons, music boxes and player pianos as well as a fully restored Canadian Pacific steam locomotive and private Pullman car.

The Museum, at 15151 Bledsoe Street in Sylmar, allows self-guided tours of historically noteworthy cars. The Collection, across the street at 15200 Bledsoe, gives guided tours of its most important old cars plus its famed Music Room collection. Admission to both facilities is free, but reservations are required for the Collection.



Some of the cars on display were once owned by movie stars, including a 1930 Rolls-Royce Brewster town car (below) that belonged to Constance Bennett, a big star of the 1920s and '30s. From time to time she rented it to studios, which used it in the 1937 classic *The King and the Chorus Girl*. Another car with a Hollywood pedigree on display is the 1931 Packard of Irene Dunne, a leading lady of the 1930s and '40s. Her many films include *My Favorite Wife*, *Penny Serenade* and *Life with Father*.

While currently closed due to the ongoing Covid 19 conditions, when it eventually reopens I recommend you visit this impressive museum and collection in person.

IF YOU WOULD LIKE TO READ MORE OF MICHAEL HARRIS'S OBSERVATIONS ON LOS ANGELES AND ITS ENVIRONS, PLEASE ORDER HIS NEW BOOK, WESTSIDE STORIES TOO, FROM HIS PUBLISHER AT 310 476 6374 OR FROM AMAZON. HIS FIRST BOOK, WESTSIDE STORIES, IS AVAILABLE FOR PURCHASE AS WELL.

– Raffle –

By Ben Lee

Thank you to all of you who entered to win a free meal at the beautiful Griffin Club in Cheviot Hills! Congratulations to Helene Korn. You are the lucky winner this month. I hope you and three of your friends enjoy a delicious evening on the terrace of this elegant and festive club. To all those who entered but didn't win, don't worry! There's always another fun opportunity right around the corner. For the May issue, how about a



Mother's Day themed riddle? All right answers get a prize. Ready? WHAT DID THE DIGITAL CLOCK SAY TO ITS MOTHER? Email your best guess to: ben@benleeproperties.com and write RIDDLE in the subject line. If you're correct, I'll send you a small gift. Good luck and Happy Mother's Day to all!

More Love for Lasagnes

By Ben Lee

A handful of you have asked about how you can get involved with this unique organization my wife is a big fan of: Lasagna Love. Since the pandemic began, over 26,000 volunteer cooks from around the country have provided

an astounding 250,000 people with a hot meal. You can participate as often or as infrequently as you'd like (and the meals don't have to be lasagnes if those don't happen to be what you enjoy cooking!). To get started to either volunteer to cook or to sign up to receive a meal, please see below:



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We don't FEEL 100!

By Ben Lee

Next month marks the 100th issue of this newsletter! A proud achievement that includes 100 months of neighborhood events, family stories and real estate listings that have stretched over the last 8+ years. To commemorate this special occasion and to thank you for all your love and support, we'd like to invite you, our neighbors and readers, to a

(socially distant) ice cream party! Mark your calendars for Saturday, May 22 because from 1-4 on the corner of Beverlywood St. and McConnell Dr. in Cheviot Hills, there will be King Kone ice cream, fun give-aways and it will give me the chance to thank you in person for reading this newsletter for the past 100 issues. Any questions? please don't hesitate to reach out: ben@benleeproperties.com. I hope to see you there!

