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PRSR STD
ECRWSS
U.S. POSTAGE
PAID
EDDM Retail

*****ECRWSS****

LOCAL
Residential Postal Customer

We made it!

By Ben Lee

Well, we made it through another year. 2021 is drawing to a close which is so hard to believe. It's crazy to think in this year we witnessed the Covid vaccine rollout which helped alleviate some of the stress and fear that this once-in-a-hundred-year pandemic provided. The relief I felt after getting the first jab and then the second (and most recently, the third) gave me a feeling of optimism that had sorely been lacking the year before. Protecting my family and community felt attainable after so many months of uncertainty.

This year I took as many opportunities as I could to live life to the fullest. I think if nothing else, the pandemic taught us to really treasure each day and not take our health for granted. When it was deemed safe to do so, I went back to some of our favorite restaurants and ate indoors. I was lucky to get out of town a handful of times and embrace the pleasure of travel with loved ones. And speaking of embrace, it was nice to hug friends and extended family once again, too. Seeing the boys return to in-person school felt monumental and witnessing them return to a modicum of normal teenage social interaction felt special, too.

So, it's with sincere reverence when I congratulate you on making it to the end of the year because no matter how many struggles we faced as a family, I recognize they pale in comparison to those who were REALLY affected by this disease and all the problems, restrictions and issues it brought.

The real estate market in our neighborhood thrived which is very good news for all of us homeowners and real estate professionals alike. With inventory low and the interest rate even lower, it was an extremely busy year for both buyers and sellers. The nice thing about this area is that the homes are perpetually increasing in value. And with Google getting ready to move onto Pico as well as Apple and Amazon making their way into Culver City, I think the new year will bring a real uptick not only in home values but new shops and restaurants, too. But the good news is: we are a neighborhood full of great shops and restaurants already. In fact, just for fun, I've compiled a Top Ten List of Lee Family Favorite Things for 2021.



So with all due respect to Oprah and David Letterman, here they are in no particular order:

- 1. Coffee and muffins at Undergrind:** Thank you for staying open past 3:00pm so Hamilton students can come by after school and enjoy your coffee drinks and hospitality. 2713 S. Robertson Blvd.
- 2. Fish Tacos at Dolce Isola:** Their baked goods are delicious, too, but treat yourself to a fish taco first. You won't be disappointed 2869 S. Robertson Blvd.
- 3. Anything at C and M Café:** They've moved since their days on Motor. Now you'll find this delightful café tucked into a mini mall. Everything I've tried is delicious. 10645 Woodbine St. #104
- 4. Canales at Ludivine Paris:** Let the diet go and do yourself a favor by trying the specialty of the house. They're that good. 10509 W. Pico Blvd.
- 5. Coal and Ice Boutique and Gifted:** My wife loves this clothing store. She swears by their selection of jeans, sweaters and the overall quirky yet cool collection. So ladies, pick something nice for yourself before heading next store to find unique and fun gifts for the whole family at Gifted.

10588 ½ W. Pico Blvd and 10590 W. Pico Blvd.

6. FOOD: With an ever changing selection of delicious fresh salads as well as all the favorites off the regular menu, dining here feels like the high-end home kitchen of the neighborhood. You'll always find someone you know and Judy, the owner, makes everyone feel like family. 10571 W. Pico Blvd.

7. Arancini & Quattro Formaggi Pizza at Sestina: You will seriously be shocked and amazed after eating here, wondering how in the world could it possibly be vegan? Trust me. You would never know that what you're eating is dairy/meat free. It's so good. 9725 Culver Blvd.

8. Perfect Cleaners: You may have seen bright green drawstring bags on doorsteps around town. That's just laundry that gets picked up by Tang or his helpers from Perfect Cleaners. A day or two later they get returned in tip-top shape: pressed, hung and perfectly cleaned. I've been a customer for years and can't recommend the service highly enough.

9. Knox Hair Salon and Danny's Barbershop: My wife has been getting her hair done at Knox for the last few months and is a fan. She

says it's a small intimate space, very Covid safe and does a top notch job with color and cut. 2823 S. Robertson Blvd. The boys and I have been clients of Danny's for years. A no-nonsense cut, convenient location and congenial community atmosphere. Can't get better than that! 10456 National Blvd.

10. The Apple Pan/Children's Book World/Marty's/John O'Groats: The oldies but goodies of the neighborhood, you've probably been to them as often as we have but it's easy to take the classics for granted. Locals know the gold standard but perhaps you can take your visiting relatives to any of these locations for an extra special treat over the holidays. various addresses on Pico Blvd

And no list would be complete without a number 11 for favorite local real estate agent, right? If we haven't had the pleasure of meeting yet, I look forward to helping you handle all your real estate needs this month and beyond. Until then, I wish you a happy and, more important, healthy holiday season. I hope you continue to be well, stay safe and have a fantastic, festive and fabulous month ahead!

My featured listings

BEN LEE PROPERTIES

Beverly Hills - NEW LISTING!



514 N Camden Dr \$6,995,000

3 Beds/3 Baths 2,639 Sq. Ft., 12,859 Sq. Ft. Lot

Seize this rare opportunity to create your dream home on one of the most enviable streets in Beverly Hills. In its present state, mid-construction, the house has 3 bedrooms/3 bathrooms and is 2,639 sq ft. However the jewel of the crown is the land: a vast 12,859 square foot flat lot with a world of limitless potential. There is currently an oversized swimming pool, backhouse structure and ground to sky privacy trees and mature hedges. With creativity, vision and the power of artistic architectural imagination, your fantasy of designing and building a state-of-the-art home in the most luxury zip code in America can soon become a reality

Santa Monica - FOR LEASE!



141 Hollister Ave for lease at \$35,000/month

5 Beds/6 Baths 5,000 Sq. Ft.

Steps from Prime Santa Monica Beach! Gorgeous new 2020 construction, state-of-the-art masterpiece mere moments from the beach. Approx. 5,000 sq. ft. open floor plan allows an easy flow from Great Room to formal dining to magnificent entertainer's kitchen that includes top tier Wolf and Subzero appliances and over-sized island. The kitchen opens to the sophisticated and drought-resistant landscaped backyard. There are sliding pocket doors that completely open to an outdoor side deck dining area, ideal for parties al fresco. This ground level of the home also has a guest room and powder room. Downstairs features guest room, laundry room, gym/media room, kitchenette, an enormous storage room and access to the 3-car subterranean garage. Second floor with 3 en suite bedrooms + laundry rm. Luxe master has treetop views, walk-in closet and 5-star bath. 900 sq. ft. rooftop deck with firepit and hot tub.

Miracle Mile - FOR SALE!



1230 Hi Point St. \$2,049,000

Duplex with 3 Beds/2 Bath Each 3,818 Sq. Ft., 6,520 Sq. Ft. Lot

A Spanish style duplex in a residential neighborhood conveniently located near the mid-city/Pico-Robertson area, these homes embody the integrity of their era without sacrificing ease of modern living. Original details include: hard wood floors, thick adobe walls, coved ceilings, crystal fixtures and doorknobs, oversized windows that overlook flowering Bougainvillea and flood the interior spaces with light. Each unit is roughly 1900 square feet and offers 3 big bedrooms/2 bathrooms. The bathrooms are a designer's dream: original, colorful tile work reminiscent of old Hollywood. These units offer the best of both worlds: charm and character of yesteryear with today's most useful feature: a fully remodeled kitchen. New cabinetry for extra storage and stainless, high-end appliances will make any at-home chef happy. With plenty of surrounding space and situated in a pleasing location mere steps from shops and restaurants of Pico, these homes are city living at its finest.

Cheviot Hills - FOR SALE!



- 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.

Cheviot Hills - FOR SALE!



- GLENBARR -

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.

Westwood - SOLD!



10345 Wilkins Ave #203 \$1,099,000

2 Beds/2.5 Bath 1,446 Sq. Ft.

Efficient yet stylish and exuding a smart use of space, this condominium situated in a luxury building on the Westside is an ideal living solution. Only 16 units in a building built in 2011. A stone's throw from the shops and restaurants of Westwood, Beverly Hills and Century City, this sophisticated condominium is a sight to behold!

Beverlywood - SOLD!



9149 Cresta Drive \$4,200,000

4 Beds/4 Bath 2,822 Sq. Ft., 14,744 Sq. Ft. Lot

Cheviot Hills - SOLD!



9820 Burgen Ave. \$2,600,000

3 Beds/3 Baths 2,942 Sq. Ft., 9,749 Sq. Ft. Lot

Beverlywood - SOLD!



3232 S. Beverly Drive \$1,595,000

3 Bed / 2 Bath 1,356 Sq. Ft.

Beverlywood happenings

Hamilton Hill



By Michael Harris

After Sanford Adler successfully developed the Cheviot Hills Country Club Estates, he turned to the area where Krim Drive and Anchor Ave are now located to develop a separate group of homes there which he called “Hillcrest View.” Those homes were built on a vacant but prized area of Cheviot Hills known as “Hamilton Hill.” A boy and girl might

go for a date to a movie and malt shop. To complete a romantic evening they’d drive to Hamilton Hill to see the view and further their romance with what was known as a make-out. The Hamilton Hill view was spectacular and certainly fulfilled the dreams of many a couple. Alas, Mr. Adler spoiled those dreams for the future when he developed the homes of “Hillcrest View.”

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 those who entered our raffle to win \$50 to VONS. It may not be the most glamorous of markets but everyone who works there is always so nice and you can't beat the easy parking and convenient location! And from the amount of entries we received, a great many of you like

shopping there, too! Unfortunately, we could only pick one winner for the \$50 gift card (CONGRATULATIONS go to Karen Feinberg)! But thanks to all who entered, we made an additional \$150 donation to the VONS charitable food drive fundraiser. We'll resume more fun raffles in the new year so please be on the lookout for information in our next newsletter. And congratulations, again, Karen. Happy Holidays!

Dear Anonymous

By Ben Lee

A note to “Anonymous” who mailed a letter to me last month. You didn't leave a name or contact information so I couldn't respond personally but since you read the

newsletter, figured this would be the best way of letting you know that I received and read your letter. Thank you for your thoughts and I appreciate you relaying them to me. Happy New Year to you, too.

By Ben Lee

Did you receive your holiday gift yet? Over 10,000 of these gorgeous, state-of-the-art, guitar shaped cheese graters were distributed to every resident in the greater Cheviot Hills, Rancho Park and Beverlywood areas. Once in a while a house accidentally gets skipped. If you fall into this category and would like a gift, please send me an email or give me a call and let me know: ben@benleeproperties.com or 310-704-6580. We have extras and would be happy to drop one off for you. Just a small gesture to show my appreciation for making me your number one neighborhood real estate agent. Hope you think they are as grate as we do!



Mayor's Fund Needs You!



By Ben Lee

Last year, given the unprecedented need and food insecurity of neighbors during the pandemic, the Mayor's Fund for Los Angeles and Mayor Garcetti launched GIVEN (Grocery Intervention for Vital Emergency Need) and through this program distributed \$300 cash cards to nearly 12,600 families in need. The cards helped families buy food, gas and over the counter medications to help them get through the enormous hardships they faced during the pandemic.

The City's FamilySource Centers and designated nonprofits will help distribute the cards to qualifying low-

income families who have suffered due to the pandemic. Mayor Garcetti is projecting another 10,000 families will be helped by receiving a cash card this year, starting now. While grants and partnerships help cover some of the costs associated to run this worthy program, it would be impossible to help our neighbors out without our donations, too. Perhaps you will check out the website and donate if you are able? <https://mayorsfundla.org/covid19/>

And if you know someone who may qualify to receive a card, he/she can visit <https://www.lamayor.org/> or call their local Council Member's office for more information. Thank you!