

NO. 152
November 2025

Cheviot Hills

The greatest neighborhood in the world



BEN LEE

BENLEEPROPERTIES.COM
(310) 704-6580

CalRE # 01808926



THEAGENCY

— A Year of Change — *and Plenty to Be Thankful For*

By Ben Lee

November is here! The leaves are starting to change colors and there's a new crispness in the air that feels like fall. Thanksgiving is the perfect time to reflect on all that we're grateful for which may be a little harder this year considering how much so many have lost due to the fires. But even without suffering as tragic a loss as losing a home, 2025 still felt tumultuous in other ways and there were still many obstacles to overcome.

In June, I left a comfortable office (that felt like home) after nearly two decades and started over from scratch somewhere else. As the proverbial new kid in class, I had to work muscles that had long gone weak from going unused. No one at the Agency knew me like they did at Coldwell Banker and making new friends in an office environment, understanding how new systems worked, basically starting over from scratch in a brand-new place full of people who didn't know me and vice versa. I went from feeling like a star quarterback to the new recruit and it was humbling.

Another hurdle I faced this year was getting an intrusive ear surgery. I never would have guessed that cleaning out such a small body part would be so arduous with an exceptionally long recovery period. I had to wear a big cast-like structure over my ear and couldn't submerge my head for months. It was as unattractive as it was painful. But I (begrudgingly) got through it and now, as long as I remember to use ear plugs, I can safely go back into

the ocean with little to zero risk of getting the ear infections that had been plaguing me for years. I am very grateful for that!

As much as I love our neighborhood, life in the big city is never perfect or ever completely crime free. Whenever a break-in is reported, instead of panicking or running out of town, it feels like we as a community really band together, protect one another and try to figure out the best ways to combat this sort of unwanted activity. I am in awe of how many residents joined forces and decided as a powerful bloc to make the switch to Post Security Patrol. The more houses that opted to employ Post's services made it safer for the community at large. We could still use more people to sign up- it's somewhat like herd immunity in that the more who protect themselves actually help to protect each other, too. I, for one, am grateful to live in a community that works so hard to keep me and my family safe. Even in stressful times, we care about each other's well-being and that feels really comforting.

What else am I grateful for this November? I'm relieved that the Israeli hostages were returned home to their loved ones and hopeful that the neighbors in the Middle East will endeavor to try and live peacefully near one another. I'm happy that my loved ones are healthy, that we have a roof over our heads and food on the table. I feel blessed to have a bustling crowd on Thanksgiving and will consider myself lucky if those carving knives are sharp, martinis cold and arguments nil.

It's fair to say that not every day



is filled with bliss. In fact, just the opposite. Most work days present a decent amount of headaches and stressors. Sometimes I don't even want to check my phone in the morning because I know there will likely be problems to handle yet often without simple solutions. But wouldn't life be boring if everything was just easy all the time? It's not always pleasant but I think facing hurdles and overcoming obstacles are like puzzles that help keep my mind sharp and engaged. I can always learn something as a result of challenges, and I like the sense of accomplishment I feel once they are in the rear-view mirror. Getting over life's little (or big) speedbumps is what gives us strength to keep going forward.

It's all well and good to be an expert in navigating problems and negotiating solutions when it comes to both life and real estate, hopefully none of us will have to exercise these skills when it comes to Thanksgiving. Let's just say that it would be great to keep this holiday obstacle free. This is not the occasion to face a broken oven and figure out how to roast a turkey in the microwave. Or how to figure out a complicated cable outage during the big game. Let's hope this T-day doesn't test your strength except when it comes to having just one more bite of pie.

In other words, I hope that your Thanksgiving is fabulously stress-free and you can enjoy the holiday in all its madcap glory. Here's to a great month ahead.

My featured listings

Cheviot Hills – GREAT NEW PRICE!



10422 Lorenzo - \$7,995,000

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. Intricate crown moldings and wainscoting anchored by the hardwood floors and high, coffered ceilings gives the open floor plan grace and unique personality. Formal living room with marble fireplace and golf course view; private guest suite; formal dining room and a butler's pantry that leads to the gorgeous chef's kitchen that goes beyond what one expects in a top-tier home. oversized marble island with brass accents; quartzite countertops; Wolf 60" range; Subzero refrigerator; designer pendants; walk-in pantry with additional storage; two dishwashers and a farmhouse sink that overlooks the backyard, allowing natural light to flood the space. Accordion doors unfold to create a seamless flow from the Great Room to the backyard. Here you'll find a resort-like pool, hot tub, patio entertaining space, side courtyard- all surrounded by tall trees to ensure private tranquility. The bedrooms are each en suite with beautiful bathrooms and spacious closets - the Primary Bedroom has soaring, vaulted ceilings, fireplace, two enormous walk-in closets and an incomparable view of the golf course and beyond. The home's lower level is an entertainer's dream: luxurious screening room; social party and recreation space; tavern and wine room. Additional amenities include: stylish laundry room (with convenient chute), elevator, an abundance of storage solutions, two car garage and proximity to the award winning Overland Elementary School. A true once-in-a-lifetime opportunity to own this exceptional and unparalleled property.

Rancho Park – GREAT NEW PRICE!



2831 Malcolm Avenue - \$3,795,000

4 Beds / 5 Bath, 3450 Sq. Ft., 6324 Sq. Ft. Lot

A contemporary, brand-new built home in Rancho Park designed by acclaimed A 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!

West Hollywood – IN ESCROW!



9028 Rangerly 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.

Cheviot Hills – IN ESCROW!



2700 Anchor Avenue - \$2,995,000

4 Beds / 3 Bath, 3426 Sq. Ft.

Beverlywood – NEW LISTING!



9125 David Ave - \$2,795,000

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

Beverlywood – FOR SALE!



2803 Cardiff Avenue - \$4,815,000

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

Sherman Oaks – FOR SALE!



3421 Castlewoods Place - \$2,195,000

4 Beds / 3 Bath, 2815 Sq. Ft.

Santa Monica – FOR LEASE!



141 Hollister Ave. - \$30,000 per/mo.

5 Beds / 6 Bath

Mar Vista – SOLD!



3571 Colonial Avenue - \$3,995,000

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

Cheviot Hills happenings

NUTCRACKER BALLET



SPENCER COLLINS

By Ben Lee

It's a beloved holiday tradition to take the family to see the Nutcracker Ballet and no local company puts on a professional production quite like the Westside Academy of Dance in Santa Monica. Everything from the costumes to the Tchaikovsky score to the quality of dance is top notch. Famed New York

City Ballet prima ballerina (and Westside Ballet alum) Tiler Peck will perform the role of the Sugar Plum Fairy for a few performances, and Cheviot Hills resident/Youth America Grand Prix award winner/ballet prodigy Spencer Collins will be taking the stage, as well. This is one show you do not want to miss! To purchase tickets: <https://westsideballet.com/nutcracker/>

LADIES' WINE NIGHT

By Lilli Lee

These wine nights are getting bigger and better with each passing month. It's been so much fun for neighborhood women to meet (or reconnect) with one another and the last Wine Night of the year will likely be the most festive to date! If you

are interested in joining the rest of the neighborhood ladies on December 4th for food, drinks and laughs, please send me an email: lillijlee@yahoo.com and I'll share the details. Trust, you won't want to miss this one! And if you are interested in hosting a future get together, please let me know. 2026 is wide open!

OUR BIG KITCHEN LA

By Ben Lee

There is still space if you would like to roll up your sleeves and help cook 300 meals in two hours. This is a fun volunteer opportunity to support a fabulous organization that brings people together for an evening of cooking and conversation while doing something good for others. We are

hosting this neighborhood event on Monday, November 10 from 6:30-8:30 at the OBKLA kitchen in the Pico/Robertson neighborhood and we have a few slots left for volunteers. Everyone is welcome to attend but kids must be older than 5. For more info, please contact Lilli: lillijlee@yahoo.com or 310-650-7735



GIFT FOR THE NEIGHBORHOOD

By Ben Lee

Speaking of holiday traditions, one of our favorite things to do is give a gift to every resident of Beverlywood, Cheviot Hills and Rancho Park around Thanksgiving time. In years past

you have received a pie cutter, spatula, salt/pepper shakers and who could forget the guitar shaped cheese grater? Well, this year you will be receiving equal parts interesting, useful and fun and I hope you enjoy it!