

Roger J Turner is your exclusive Licton Springs Realtor

SAMPLING OF HOMES CURRENTLY FOR SALE BY ROGER J TURNER

Address	Bed	Bath	Style	Year	Price
1140 N 92nd St #C	2	1.5	Townhouse	2002	\$199,500
1131 N 94th St #A	3	2.5	Townhouse	2004	\$255,000
9206 Interlake Ave N #B	3	3.25	Townhouse	2006	\$264,900
1153 N 85th St #A	3	2.5	Townhouse	2008	\$300,000
1214 N 85th St	3	2.5	Townhouse	2006	\$319,000
9239 B Ashworth Ave N	3	2.5	Townhouse	2003	\$325,000
8516 Interlake Ave N	2	1	1 Story	1949	\$339,000
9528 Wallingford Ave N	3	1.75	2 Story	1988	\$339,000
8549 A Stone Ave N	3	3	Townhouse	2005	\$340,000
1154 N 93rd St	3	2.5	Townhouse	2008	\$385,000
9508 Densmore Ave N	4	2	Split Entry	1976	\$399,000
8215 Stone Ave N	3	1.75	1 Story w/Bsmnt.	1948	\$419,000
8501 Ashworth Ave N	3	1.75	2 Story	1916	\$488,000
1804 N 103rd St	5	3	Split Entry	2002	\$525,000
1149 N 84th St	5	3	2 Stories w/Bsmnt.	1908	\$550,000
8834 Densmore Ave N	5	3.5	2 Stories w/Bsmnt.	2006	\$899,950
9703 Wallingford Ave N	3	2	2 Story	1986	\$329,900
9508 Densmore Ave N	4	2	Split Entry	1976	\$399,000
8834 Densmore Ave N	5	3.5	2 Stories w/Bsmnt.	2006	\$899,950

www.rogerjturner.com

Windermere

Windermere Real Estate / Oak Tree Inc

The following is short sampling of some of the homes currently listed for sale in Seattle by Roger J Turner. For more info visit: www.rogerjturner.com. You may also find us on facebook. keywords: Roger J Turner

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REALTOR**

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Licton Springs Real Estate Journal

September 2011



LICTON SPRINGS NEIGHBORHOOD HOMES SOLD

The following is a list of homes that sold in our Licton Springs Neighborhood over January and February. Do you wonder what your home is worth? The décor, the features and condition all have a bearing on the price a home will command. I have seen the interiors of most of the homes in this list. If you are selling your home, please let me help you. I would be happy to view your home, prepare a market analysis and discuss the details with you. I can provide you with useful information, such as a sales price that might be realistically expected in today's market.

Address	Bath	Bed	Style	Year Built	Selling Price
8825 Stone Ave N #C	2	1	Townhouse	2000	\$205,000
9735 Wallingford Ave N	2	2	1 1/2 Story	1940	\$270,000
1145 B N 91st St	3	2.25	Townhouse	2008	\$272,000
9206 Wallingford Ave N	2	1.5	1 Story	1965	\$325,000
8830 A Midvale Ave N	3	2	Townhouse	2006	\$335,000
2135 N 87th St	4	2.75	2 Story	1993	\$480,000
9232 Wallingford Ave N	4	2.5	2 Story	2002	\$511,500

IN THIS ISSUE

HOMES SOLD
HOMES FOR SALE
SUPPORTING GREEN JOBS

This Newsletter is brought to you by:



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SUPPORTING GREEN JOBS AND ENERGY-EFFICIENT HOMES IN SEATTLE

Seattle is making a large, long-term investment in building a sustainable economic sector that creates good, green jobs with our Community Power Works project. Community Power Works is a groundbreaking three-year project that leverages federal stimulus funds along with incentives offered by the City of Seattle to help businesses and homeowners more easily afford to retrofit their homes to be energy efficient. It includes a program we just launched in April focusing on single-family homes in central and southeast Seattle. And it helps connect local workers to do these jobs at a good, family wage.

A recent newspaper article alleged that the program is "a bust" based on early results. That's the wrong conclusion, and ignores the real challenges. That's not to say we can't do better, and we're committed to the program. Here are the facts.

Green jobs hold a lot of promise for our country's economic future. But it hasn't proved to be an easy industry to create. Community Power Works is at the cutting edge of green job creation in the country. It is one of the first programs of its kind in the US, and we're committed to getting it right. The tough economy means that people are thinking more carefully about how they spend their money, and it's taking some time to get the level of signups and jobs that we expect from Community Power Works. We remain committed to this project, and we believe strongly in its value and in its future success.

We could have structured the program as a quick government give away. But we had a bigger opportunity here. We're building an industry that can provide sustainable new jobs for many years to come. And we're creating ongoing demand for energy efficiency that will continue to create jobs well into the future, even after this program has run its course two years from now.

Dear Roger,

Thank you for selling our house so quickly. We were very nervous about the prospects at the time of year we chose to move. Especially after you showed us the percentage of homes that sell in the months of October and November. Since we had already purchased our new home several hundred miles away, we indeed wanted the sale to be expedient. Not only did you find buyers for us but they were exactly the kind of people we wanted to buy our home of 20 years. They seemed to love it like we did & although we didn't want our attachment of our home influence us, it did.

Our was one of ten homes in that price bracket that sold in Seattle during November. Considering the size of the city, we felt very lucky to be one of those few homes that sold. Thanks to your marketing strategy and courtesy, you did it. We appreciated your honesty & enjoyed working with you. We apologize for any misgivings we made..it is not easy selling something you love.

Thanks again. We're not too deep in the woods and pretty easy to find if you are ever over this way.

Sincerely,
Michael and Beth McIntosh

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Roger Turner

Hear what his clients have to Say:

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SEATTLE EVENT CALENDAR

ITALIAN FESTIVAL SEPTEMBER 24-25, 2011 SEATTLE CENTER

Celebrating 24 Years... presented by Festa Italiana... the Italian Festival Seattle is the second largest Ethnic Festival in Seattle and celebrates Italy & Italian Culture with authentic presentations of Art, great Food and Live Entertainment. Other festival highlights include the Bolla Grape Stomp, Kid's Pizza Toss, and Bocce Tournament.

The Italian Festival is free. Festival Hours are: Sat 11 AM - 8 PM; Sun 11 AM - 7 PM.

2011 EARSHOT JAZZ FESTIVAL OCT 14 THRU NOV 6, 2011

The 23rd edition of Earshot Jazz Festival—"Seattle's most important annual jazz event" (DownBeat). Full schedule will be released in early September. <http://www.earshot.org/Festival/>

Known for "adventurous, spot-on programming" (Jazz Times) and praised as "one of the best festivals in America" (Seattle Times) the Earshot Jazz Festival brings jazz greats from around the world into creative collaboration with area artists and audiences.

12TH ANNUAL CRUISE FOR A CURE DATE: SATURDAY OCT 8, 6 P.M. COMMUNITY CENTER AT MERCER VIEW CONTACT: JDMGUILD.ORG COST: \$75 PER PERSON

The Jaquish/Dukelow Memorial Cancer Research Guild hosts an Italian-themed event with dinner, wine and live and silent auctions to benefit the brain tumor research of Seattle Children's Dr. Jim Olson.

SEATTLE LESBIAN & GAY FILM FESTIVAL

OCT 16-25, THROUGHOUT SEATTLE

The Seattle Lesbian & Gay Film Festival has grown into the largest event of its kind in the Pacific Northwest, gaining industry and audience recognition for showcasing the latest and greatest in queer film, from major motion picture premieres to emerging talent

Community Power Works has supported energy retrofits in larger buildings:

- The Washington Athletic Club just signed a contract for nearly \$1 million of energy efficiency work, for which they'll be hiring from the Seattle Vocational Institute.
- Several hospitals (Group Health, Virginia Mason, Swedish, and Harborview) have recently applied for \$500,000 of funding through Community Power Works that will help them conduct almost \$9 million of energy efficiency upgrades.
- Here at the City of Seattle, we have committed to \$1.8 million of energy efficiency work in our own buildings this year alone.

The single family housing portion of the program was launched four months ago. Since then, over 350 households have signed up for an energy audit. It takes about 2-3 months to get a homeowner from initial sign up to a signed agreement to begin a retrofit, so we know not to expect immediate results. During the summer, few homeowners are thinking about energy efficiency. Community Power Works wasn't available to homeowners last winter, but as the cold, wet weather returns later this year, we expect an increase in signups.

Advocates for green jobs remain supportive of this program, and are eager to work to get more homeowners signed up. Howard Greenwich of Puget Sound Sage released a statement about Community Power Works:

Now it's time to give the program its day. We've been excited about the potential of Community Power Works from the beginning and we are committed to making it a success.

We would have liked to roll out the jobs yesterday – but the City had to be smart about crafting a program attractive to homeowners. It's homeowners that will drive the demand for those jobs. Now that the behind the scenes work is done, it's time to roll up our sleeves and get homes weatherized.

Stacia Jenkins, program coordinator of Emerald Cities Seattle, a public-private-nonprofit partnership comprised of civic, labor, community and business leaders working to promote green jobs, wrote to Deputy Mayor Darryl Smith regarding Community Power Works' progress:

What the article completely fails to capture is the collaboration between labor, community and business stakeholders and the City's leadership to overcome significant barriers, historical differences, and singular interests to build a program that will serve as a solid foundation for the energy efficiency industry and create a lasting and positive impact on our local economy and communities.

I understand the concerns raised by workers, and I want to see them putting their skills to work retrofitting homes in central and south Seattle. Community Power Works is stepping up its efforts to get the word out about the program and to recruit more households to sign up. If you live in the neighborhood you've probably seen Community Power Works at local farmers markets and summer festivals. In addition, Community Power Works has put information on how to sign up on the doors of every single family home in the neighborhood, and it is gearing up for a big fall marketing push. We're also taking a closer look at the incentives we offer households, to see if there are better ways to encourage people to sign up for a retrofit.

Community Power Works won't put people to work overnight. It is designed to help build communities and jobs that are sustainable and lasting. You can help by signing up for an energy audit if you live in central or southeast Seattle. And if you don't, tell a friend who does live there. Green jobs and efficient homes help build shared prosperity across Seattle. Now isn't the time to give up on the project – we are going to work to make it better.

Licton Springs Home \$339,000



9528 Wallingford Ave N

Bedrooms:	3
Baths:	1.75
Sq. Ft.:	1,680
Lot Size:	3,198
Year Built:	1988
Heat:	Electric
Taxes:	\$3,247 (2011)
Garage:	Attached 1 Car

- **Beautiful immaculate & updated home.**
- **Living room with uniquely colored natural stone fireplace hearth and surround, vaulted ceiling, new paint and new carpets.**
- **Master bathroom with tile flooring, countertops and shower enclosure.**
- **Kitchen with new dark oak hardwood floors and new cabinets.**
- **Large spacious master bedroom with rich colors, overlooking back yard.**
- **Main floor bedroom opens through French doors to large deck and private back yard.**
- **Walk to North Seattle Community College**


Windermere
REAL ESTATE

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