

GREEN LAKE

NEIGHBORHOOD ADVISOR

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SIGN UP NOW TO RECEIVE A MONTHLY UPDATE OF THE HOMES THAT HAVE SOLD IN YOUR NEIGHBORHOOD.

If you would like to receive emailed pictures and a write up of the homes that sold in our Green Lake neighborhood, just send an email to sold@windermere.com. Just type us a quick message stating that you want to get Green Lake home sales emailed to you.

Then, once a month, we will email you all of the homes that sold in our Green Lake neighborhood. This email will usually have a picture of the home along with the description and some remarks about the home. We think you will find this information interesting!

We will not release your email address to anybody else. It will only be used for emailing you the Green Lake home sales

SOLD HOMES

The list below is homes that Sold in our Green Lake neighborhood over the last month. 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 on 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	BED/BATH	STYLE	YEAR	PRICE
2017 N 80th St	2/1	1 Story w/Bsmnt.	1916	\$330,000
8220 Meridian Ave N	3/1	1 Story w/Bsmnt.	1919	\$359,000
7418 4th Ave NE	2/1.5	Townhouse	1992	\$420,000
6530 4th Ave NE	2/1.5	Townhouse	2004	\$425,000
7730 Sunnyside Ave N	2/1	1 Story w/Bsmnt.	1930	\$430,000
1310 N 82nd St	2/1	1 Story w/Bsmnt.	1940	\$465,450
2338 N 61st St	3/1.75	1 Story w/Bsmnt.	1907	\$475,000
7506 Winona Ave N	3/1.5	1 Story w/Bsmnt.	1926	\$500,000
8234 Densmore Ave N	3/1.75	2 Story	1941	\$580,000
6216 Woodlawn Ave N	3/1	1 1/2 Stry w/Bsmnt	1914	\$580,000
2316 N 64th St	4/1.75	1 1/2 Story	1906	\$649,500
1141 N 84th	5/3.5	2 Stories w/Bsmnt	2007	\$825,000
2022 N 78th St	4/3.5	2 Stories w/Bsmnt	2007	\$1,114,000
2011 N 75th St	4/3.5	2 Stories w/Bsmnt	1901	\$1,140,000
114 NE 56th	4/3.5	2 Stories w/Bsmnt	2007	\$1,370,000

**KING COUNTY REAL ESTATE
 STATS FOR - DECEMBER 2007**
 Source: <http://www.nwrealestate.com/>

New Listings: 1,826
Pending Sales: 1,488
Closed Sales: 1,855
Median Home price: \$389,500
Median Home Previous year: \$399,900



WHY SHOULD STEVE & ROGER BE YOUR AGENTS?



Steve Laevastu



Roger Turner

- Our objective in each and every transaction is to go above and beyond the call of duty for you. The goal is to satisfy you so much that you tell all your friends and neighbors what a great job we did.
- We work for the premier company in the business.
- We list and sell more homes in the Green Lake neighborhood than any other agent.
- Experience! We have over 40 years of combined experience.
- Top producers. We rank among the top 1% of realtors on a production basis. This means we get results.
- We are both graduates from the University of Washington. We both have degrees in business administration.
- Passion for what we do. We love real estate!
- Nobody will work harder or smarter to market your listing than we will. You have two good, experienced, agents working for you instead of just one.
- Personal performance written guarantee. If you ever become unsatisfied with our service for any reason we will unconditionally release the listing.

For an online version of this newsletter and more community info, check out <http://www.greenlakehouse.com>

Steve Laevastu & Roger Turner are your EXCLUSIVE Green Lake Realtors!

What our Clients are saying!

To Whom It May Concern:

When it came time to sell our ten-year-old condominium there was no question that Steve Laevastu would be our agent. He had successfully sold two homes for us in the past.

Though our condo was in nice shape, it was in need of some updating we weren't sure about exactly what updating would yield the greatest selling results. Steve led us to the right answers and resources.

We're first weekend our condo was on the market we had three competing offers. We didn't necessarily assume that the highest dollar offer should be the best offer in the long run. Steve helped us to discern which offer was the most solid. In the end, we ended up landing the highest ever offer in our one hundred-unit complex.

On the buying end Steve was our agent in purchasing a new-construction home. He was adept at taking an offer to a large home developer. Steve even went as far as to deal directly with the vice-president of finance in this large company in order to secure a fair price.

Our greatest assurance in dealing with Steve in both the buying and selling of homes is our confidence in Steve's ability to correctly handle any part of the process. We firmly trust his integrity and expertise.

Sincerely,

J. Scott and Pia Marshall

To Whom It May Concern:

As a mortgage banker I have been involved with thousands of property transactions. I recognize the need for a professional real estate agent when buying or selling a home. That's why in my personal transactions I have employed the services of Roger Turner, a truly professional agent. I appreciate his attention to detail and knowledge of the local market. Whenever I buy or sell a property I consult with Roger.

Sincerely,

Steve Baird
 Countrywide Home Loans

PROJECT: 3008102 ZONE: SF5000

Land Use Application to subdivide two parcels into three parcels of land. Proposed parcel sizes are: E) 6,562.8 sq. ft., F) 11,178.7 sq. ft. and G) 5,063.4 sq. ft. Existing structures on proposed Parcel F to remain.

ADDRESS: 7935 DENSMORE AVE N PROJECT: 3008072 ZONE: L3

Land Use Application to subdivide one parcel into eight unit lots. The construction of residential units has been approved under Project #6120335. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots.

ADDRESS: 7914 ASHWORTH AVE N PROJECT: 3006588 ZONE: L3

Land Use Application to subdivide one parcel into four unit lots. The construction of residential units has been approved under Project #6125068. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots.

ADDRESS: 1506 N 80TH ST PROJECT: 3007432 ZONE: L2

Land Use Application to allow one, 4-unit townhouse, one, 2-unit townhouse and one single family residence. Parking to be provided within the structures. Two existing structures to be demolished.

ADDRESS: 7411 4TH AVE NE PROJECT: 3008000 ZONE: LOWRISE-2, SCENIC VIEW WITHIN 500 FT, URBAN VILLAGE OVERLAY

Land Use Application to subdivide one parcel into four unit lots. The construction of residential units has been approved under Project #6137598. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots.

ADDRESS: 1400 N 80TH ST PROJECT: 3005863 ZONE: L1, NC1-40'

Land Use Application to allow a five story, 21 unit residential building with 3,514 sq. ft. of retail at ground level. Parking for 34 vehicles will be located on the site. Review includes demolition of existing 4,353 sq. ft. structure.

GREEN LAKE BUILDING PERMITS

\$400,000; Change of use from assembly (lodge hall) to retail, offices, & assembly hall; alter ground & 3rd floor, install platform left at ground floor & occupy per plan. 7220 Woodlawn Ave NE.

\$167,232; Establish accessory dwelling unit, construct 2-story basement addition and alter existing Single Family Dwelling per plan. 5629 Kirkwood PI N

\$357,475; Establish use and construct new single family residence with attached garage per plan. 203 NE 77th St.

\$281,522; Establish use as single family dwelling and construct one family dwelling with basement garage per plan. 131 NE 57th St



Windermere
 Windermere Real Estate/ Oak Tree Inc

Need help buying or selling your home?

Contact Us!

Steve Laevastu (206) 226-5300 sold@windermere.com www.seattlehomeguy.com
Roger Turner (206) 999-6937 rjturner@windermere.com www.rogerjturner.com

Seattle Events Calendar

64TH ANNUAL 2008 SEATTLE HOME SHOW
FEBRUARY 16-24, 2008, AT THE QWEST FIELD EVENT CENTER

The 64th Annual Seattle Home Show™ takes place February 16 through 24 at Qwest Field Event Center, highlighting everything for the Northwest home. Over 600 exhibits feature ideas for every room of the house and every corner of the yard and garden. Tour Idea Street™, a community of five beautiful model homes that are furnished and landscaped. Get ideas for living green and see the latest innovations in sparkling new appliances and high tech home entertainment. Learn from the experts at daily home improvement seminars and discover the joy of wine at our special wine tasting area. The Seattle Home Show is your one-stop shopping headquarters for better ideas and exciting dreams for your home.

2008 Seattle Home Show hours are Saturday(s): 10 AM - 9 PM; Sunday(s): 10 AM - 6 PM; Mon: 10 AM - 8:30 PM; Tue-Thu: 11 AM - 8:30 PM; Fri: 11 AM - 9:30 PM. Tickets to this year's show are \$10 for adults; \$3 for children 7-15; children under 7 are free.

SEATTLE ROADSTER SHOW FEBRUARY 29 - MARCH 2, 2008 QWEST FIELD AND EVENT CENTER

In 2000, the inaugural Seattle Roadster Show took the city by surprise with record crowds and we have been continuing that trend ever since. Over 35,000 spectators and consumers flock to the Emerald City to see all the best that the West Coast and Canada have to offer. The cars shine at the Qwest Field Event center and the atmosphere is brilliant at this last stop on our "West Coast Tour." In 2008 we are introducing the Grand Touring "GT" Award, the nation's top award for street machines. See why Chip Foote calls the Seattle Roadster Show his "favorite indoor car show."

hours: Friday, Noon - 10 PM; Saturday, 10 AM - 10 PM, and Sunday 10 AM - 8 PM. Trophy Presentation will be held Sunday afternoon at 5 PM. Tickets are \$16 for adults; \$12 for seniors; \$8 for children 6-12; free for children under 6.

FESTIVAL SUNDIATA: AFRICAN-AMERICAN CELEBRATION FEBRUARY 16-18, 2008

The Board of Directors of Sundiata African American Cultural Association (SAACA) invites you to experience "Shades of Black - Colors of Success" as we celebrate the 28th Annual Festival Sundiata.

The festival is held every President's Day Weekend at the Seattle Center and we are committed to the 2010 vision of showcasing the best artists in the Pacific Northwest.


Windermere

Windermere Real Estate / Oak Tree Inc

2007 REMODELING MAGAZINE'S ANNUAL "COST VS. VALUE REPORT"

The 2007 Remodeling magazine's annual "Cost vs. Value Report" shows that on a national level the most profitable project was upscale siding replacement, which recouped 88 percent of costs upon resale. In Seattle, however, 13 projects more than recouped their cost, according to a report in the Seattle Post-Intelligencer. In Seattle, minor kitchen remodels brought in a 126 percent return. Sunrooms were Seattle's least cost-effective project, recouping just less than 73 percent of their cost. Other remodeling payoff projects in Seattle include: wood deck addition (120.4%), window replacement - wood (116.6%), window replacement - vinyl (107.9%), basement remodel (107.8%), major kitchen remodel (107.6%), attic bedroom remodel (106.3%), bathroom remodel (105.8%), two-story addition (101.1%). Upscale remodeling project payoffs in Seattle include: siding replacement (117.5%) and deck addition - composite - (116.4%).

SURVEY UNCOVERS BUYER MUST-HAVES AND DISLIKES

Pet showers, home elevators and concealed appliances are among amenities buyers desire, while McMansions, living rooms and vacant for-sale homes are turn-offs, according to latest annual survey by the author of four real estate books.

"What's In, What's Out with Homebuyers" explores home design trends that are in, out, emerging or fading.

Chicago-area Realtor® Mark Nash surveys buyers, sellers, owners, real estate brokers and salespersons across the U.S. and Canada to gain insight on what would-be buyers find most appealing - and unappealing.

WHAT'S IN

Home buyers. What goes around comes around. Relegated during the boom years to bidding wars, over-full-price offers and new construction lotteries, buyers rule in 2008, and know it. With swelling inventories, they are looking for newly updated kitchens and baths, pristine conditions, and a perception of value.

Destination bathrooms. The master bath has evolved into the home getaway with multiple task areas. Freestanding or "throne" bathtubs (bath thrones) in the center of a soaking room, multiple flat screens TV's and wireless Internet so you don't miss anything as you move from bathing to grooming to lounging. Outfitted with serving bars featuring wine coolers, espresso machines, and grazing snacks. And, a burgeoning need for in-home hair salons.

Short Sales. Home owners who have over-extended themselves financially are increasingly looking to their mortgage holder to accept less than is owed on their property. Some mortgagee's will accept less than is owed through a short sale, in place of taking ownership of a home back through foreclosure.

Pet showers. The kitchen or work sink is out for the dog bath. Dedicated dog showers are an emerging trend. Be it in a mud or utility room, garage corner or basement, dog lovers want a place to clean their favored pooch after a visit to the neighborhood dog park. Common dog showers feature a 3' x 3' shower base, surrounded by ceramic tile 4' up the wall. Pet showers are all about the convenience for Fido to step in, and eliminate the master's need to lift.

Outdoor living spaces that look interior. Massive, soaring "statement" fireplaces of cut stone, heated (think bathroom floors) flooring and walkways, entertaining sized custom kitchens, and indoor-looking artwork, fabrics, and finishes, but ones that can stand up to the elements.

A home's carbon footprint. Manufactured homes, reused construction materials, and energy-friendly mechanical systems and appliances all reduce the need for fossil fuels. Home buyers are asking about how their potential new home can save the planet. It's more than a trend, it's a convenient truth.

Monitoring and controlling with hand-held devices. Forgot to turn off the coffee maker, close/open the blinds, and turn the heat down or the air conditioning up? The latest in technology that utilize hand-held devices to open or close the blinds, turn on or off lights, or let Fido out the electronic pet door, around the corner or across the country.

Concealed appliances. Buyers bypass matching cabinet panels that are used to disguise the ubiquitous refrigerator and dishwasher. Hinged and pocket doors are the latest way to integrate visually those boxy necessities and make the kitchen more non-traditional and less functional looking.

Off-grid homes. Solar panels, windmills and inverters are here to stay, in a big way. With brown-outs and power line-damaging storms on the increase, buyers in 2008 will ask for hybrid home-energy options, even being partially off-grid beats getting expensive power from coal-fired utilities, to these eco-energy users.

WHAT'S OUT

Unrealistic home sellers. These relics of another time and market missed the cocktail party chat and water cooler angst by the transitional sellers of 2007. Cautions included: pricing their home right, consider home-sale contingencies, and offer closing cost givebacks. Hear-no-evil-sellers were overlooked by buyers who pined for reality minded ones. Because if sellers were flexible with buyers needs, buyers bought.

Living rooms. The great room has replaced the living room in American residential culture. Informal lifestyles with eating, cooking and living spaces combined so family members and visiting friends can congregate together through various activities has conquered the forced museum. In viewing homes with buyers I see the ex-museum used as work-out spaces, home offices, craft or hobby places, and I've seen more than once, the coveted living room with nothing more than a pool table as its solitary focus.

Empty for sale homes. Buyers thought people "lived" in houses, but after seeing one-quarter of the homes they viewed empty, they wondered. Even though staging was the buzzword, getting that right was prickly in 2007. Those leftover silk flowers, the left behind mis-matched furniture, and the one-off design-show decorating scheme were buyer no-no's. Neutral palettes, personal objects, thoughtful furniture rental, and something in the refrigerator says to buyers, maybe a person lives here.

Double-digit home value appreciation. For now, the home as "get-rich-quick" investment is over. We're back to pre-boom norm of housing or shelter. Flat or low single-digit appreciation in most markets in 2008.

"Order-taking" real estate agents. The hive during the boom years was real estate, and multitudes of the dot-com-busted became the worker-bees of real estate sales. Everyone and anyone got licensed and into the frenzy. Little did they know that seasoned (pre-boom), full-time, professional agents possessed ready, willing and able buyers, knew how to sooth seller's anxieties, and produced the fifth highest year in real estate sales, in 2007.

McMansions. Size doesn't matter if it's not well finished. A large voluminous home whose best attribute is the square-footage is waning. Home buyers are looking for quality, not quantity in 2008. After all, who has the money to replace the faux-hardwood floors, builder grade carpet and fiberglass bathtubs?

Obese ceiling heights. It's cheaper to go up than out. That's been the thinking anyway as of late in residential design. Buyers have finally said enough, they prefer ceilings between nine and eleven feet. Anything more, especially in a smallish (under 10' x 12') room is waste. If you can't add a loft in a soaring room, "down size me" height-wise, buyers say.

WHAT'S ON THE WAY OUT

Mosaic tile. Once deemed the ultimate in tile, now considered a very personal design commitment to the previous owner. The cost and waste to remove intricate mosaic is over-whelming to buyers, especially if it is has been recently installed. Even the most expensive but not agreeable tile could kill an otherwise acceptable property.

Retro-1970s chic. Trend-obsolescence by buyers in 2007 was rampant. Loving the retro-seventies was easy, but hearing horror stories from would-be sellers about the market's hesitance to buy a design white-elephant, made more main stream kitchens and baths a sensible decision. As one Gen X buyer said to me; "I love the dark espresso colored shag carpeting, but, I know my decorating needs will change, I want an interior that will transcend trends." I replied, "You're looking for a 'transcendent look" and her response: "exactly."

LAND USE NOTICES

ADDRESS: 8455 STONE AVE N
PROJECT: 3008067 ZONE: L2

Land Use Application to subdivide one parcel into three unit lots. The construction of residential units has been approved under Project #6138678. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots.

ADDRESS: 2304 N 53RD ST
PROJECT: 3007449 ZONE: SF5000

Land Use Application to allow an 825 sq. ft. second story addition to an existing single family residence.

ADDRESS: 7731 BAGLEY AVE N

ENTER "ALICE'S WONDERLAND" AT THE CHILDREN'S MUSEUM FEB. 2 - APRIL 27.

Seattle Children explore the world of Lewis Carroll's classic tale at the traveling exhibit "Alice's Wonderland" at The Children's Museum Seattle, Feb. 2 - April 27.

Follow Alice through the rabbit hole to a world that encourages exploration and fun with math, science and reading. A mad tea party, crazy clock and other hands-on activities created from Carroll's imaginative writing allow little ones to discover a world of adventure.

NW FLOWER & GARDEN SHOW FEBRUARY 20-24, 2008 WASHINGTON STATE CONVENTION CENTER

An entertaining floral funfest for you and your friends. Thousands upon thousands of flowers and plants with all their rich colors, fragrances and textures. Six acres of inspiring gardens, free seminars for all gardening levels, and shopping at 350 exhibits all strictly related to gardening, outdoor living and gardeners.

Northwest Flower & Garden Show hours are Wednesday-Saturday 9 AM - 9 PM; Sunday 9 AM - 6 PM. Tickets go on sale this Fall.

HAPPY VALENTINES DAY!

SONICS HOME GAME SCHEDULE

FEBRUARY		
Wed 13	vs Utah	7:00pm
Tue 19	vs Memphis	7:00pm
Fri 22	vs Portland	7:30pm
Sun 24	vs LA Lakers	6:00pm
Wed 27	vs Denver	7:00pm
Fri 29	vs Miami	7:30pm
MARCH		
Fri 14	vs Minnesota	7:30pm
Wed 19	vs Phoenix	7:00pm
Mon 24	vs Portland	7:00pm
Wed 26	vs Washington	7:00pm
Fri 28	vs Charlotte	7:30pm
Sun 30	vs Sacramento	6:00pm

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Computer Help is a freelance technical support company, specializing in IT consulting for SOHO (small office/home office) businesses. Computers and Internet connectivity are one of the most valuable assets of any modern business. Don't neglect these important resources. Call for Computer Help today.