

Steve Laevastu & Roger Turner's



The Two Hard Working
Neighborhood Experts

REAL ESTATE NEWS

Green Lake Area



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Happy Father's Day!

The following is a listing of some of the properties that have sold in our Green Lake neighborhood during the months of March and April, 2005.

Do you wonder what your home may be worth? The decor, features and condition all have a bearing on the price a home will command. We have seen the interiors of most of the homes on this chart.

If you are considering selling your home, please let us help you. By discussing the details with you, viewing your home and preparing a market analysis, we can provide you with useful information, such as a sales price that might realistically be expected in today's market.

<u>Address</u>	<u>Bdrms/Baths</u>	<u>Style</u>	<u>Sales Price</u>	<u>Address</u>	<u>Bdrms/Baths</u>	<u>Style</u>	<u>Sales Price</u>
2320 N 80th St	3/1.75	1 Story	\$300,000	730 N 82nd St	3/1.75	1½ Story w/bsmt	\$450,000
7016 5th Ave NE	2/1	Townhouse	\$330,000	7805 Dayton Ave N	3/1.75	1 Story w/bsmt	\$450,000
7018 5th Ave NE	2/1	Townhouse	\$340,000	330 N 73rd St	4/1	1½ Story w/bsmt	\$451,000
6329 4th Ave NE	3/2	1 Story	\$345,000	749 N 82nd St	3/1.5	2 Story	\$455,000
920 N 76th St	3/1	1 Story w/bsmt	\$349,950	1340 N 75th St	3/2	1 Story w/bsmt	\$463,000
6553-A 5th Ave NE	3/1.75	Townhouse	\$361,000	1408 N 82nd St	3/2	1 Story w/bsmt	\$499,950
538 N 71 St	2/1	1 Story w/bsmt	\$366,500	8029 Stroud N	3/1	2 Story	\$526,000
7441-C 4th Ave NE	2/1.5	2 Story w/bsmt	\$395,000	622 N 62nd St	3/1.75	2 Story w/bsmt	\$630,000
524 N 74th St	2/1	1 Story w/bsmt	\$401,000	305 NE 75th St	3/2.5	Multi Level	\$649,000
8230 Densmore Ave N	2/1	1 Story	\$406,000	7442 Latona Ave NE	3/4	Multi Level	\$675,000
751 N 74th St	3/2.5	2 Story	\$408,000	8112 5th Ave NE	2/1.5	2 Story w/bsmt	\$439,200
731 N 76th	2/1	1 Story	\$410,000	520 NE 82nd St	3/1.75	2 Story w/bsmt	\$439,950
936 N 78th St	3/1.75	1 Story w/bsmt	\$449,500				

Information courtesy of NWMLS & is subject to change without notice

Why Green Homes Make Sense

The market for environmentally-friendly homes is booming. Builders and homeowners alike have recognized that building green is healthier for people and easier on the environment. According to the National Association of Home Builders, half of those considering buying a new home, or remodeling their existing home, intend to incorporate green products into their plans. The numbers are even higher in the West, which has become an international leader in the green building movement.

What exactly is a green home? Building green covers a series of environmental practices that: conserve soil and water; save energy; increase indoor air quality and health; help preserve the environment

What are the benefits of building green?

A healthier home: The average American spends 90% of their time indoors, and most of that is at home. By using natural and low-toxic materials, green practices create healthier indoor air. Sealing air leaks and improving ventilation helps control dust and keeps pollen and pollutants from entering your home—a big plus for those with allergies or asthma.

A healthier planet: Going green is easier on the environment. Reducing household energy demand lessens air pollution from power plants. Using sustainable building materials helps preserve our natural resources. Green landscaping saves water and reduces chemicals.

A healthier pocketbook The savings from an energy-efficient home add up fast. A model green-built home in Portland, Oregon reduced the homeowner's energy bills by 42% for heating and 50% for cooling compared with a typical home. **Greater resale value** Buyers see the cost benefits of a green home as a big benefit. The Appraisal Journal studied the resale value of homes with energy-saving features and found an average \$20.73 increase in resale value for every \$1.00 in annual energy cost savings.

Next month we'll have some tips on how to give your home a "Green Tune-Up". In the meantime, here are some online resources that can help:
Energy Efficient Rehab Advisor www.rehabadvisor.pathnet.org
Green Home Remodeling www.ci.seattle.wa.us/sustainablebuilding/green-home.htm

Windermere Community Service Day

On Friday, June 17, 2005 Windermere celebrates its annual Community Service Day. Each year since 1984 Windermere agents have dedicated a day in June to community service projects that give back to the neighborhoods in which we live and work. In the past, we've cleaned, landscaped, painted and performed general repairs for senior citizens centers, public schools, Woodland Park Zoo, low income housing and emergency shelters, among others.

This year, our Oak Tree office will be working in **Licton Springs Park** at 97th and Ashworth. We'll be doing our neighborly best to preserve the wetlands areas with our landscaping efforts!

June & July Events

Edmonds Waterfront Festival June 3rd-5th Come enjoy the fun for kids and adults at the Port of Edmonds Marina. Free trout fishing for the kids, arts & crafts, JP Patches, Stan Boreson & music too! www.edmondswaterfrontfestival.com

Flag Day June 14th

Windermere Community Service Day June 17th Our Oak Tree office will be working at Licton Springs Park!

Fremont Fair & Summer Solstice June 18-19th The Fremont Fair is located in the middle of the fabulous Fremont neighborhood...sometimes referred to as "The Center of the Universe!" www.fremontfair.com

Father's Day June 19th

Shoreline Arts Festival June 25-26th With continuous entertainment, music & dance, juried art shows for adults and students, a photography show, artists and crafters in action, hands-on art, the Literature Live venue, a used-book sale, and food there is sure to be something for everyone! www.shorelinearts.net

Shore Run / Walk June 26th All cancer survivors are invited to pick up a survivor cap under the blue balloons at either Leschi or Seward Park and attend the Fairmont Olympic hotel team breakfast at the party-in-the-park following the race. www.ontherun.com/shorerun

Independence Day July 4th

Bite of Seattle July 22-24th In 2005 the Bite™ will be filled with over 60 great restaurants, fantastic national and local entertainment on seven stages, sizzlin' cooking demonstrations and a whole lot more! At the Seattle Center. www.biteofseattle.com