

Steve Laevastu & Roger Turner's



The Two Hard Working
Neighborhood Experts

REAL ESTATE NEWS

Green Lake Area



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Happy Thanksgiving!

The following is a listing of some of the properties that have sold in our Green Lake neighborhood during the months of September and October, 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>
315 N 80th St	2/1	1 Story w/bsmt	\$273,600	7938 Densmore Ave N	2/1	1 Story w/bsmt	\$425,000
934 N 83rd St	3/1	1 Story w/bsmt	\$305,000	718 N 83rd St	2/1	1 Story w/bsmt	\$425,000
1202 N 85th St	2/1.5	Townhouse	\$308,000	702 N 83rd St	3/1.5	1 Story w/bsmt	\$425,000
8513 Wallingford Ave N	2/1	1 Story	\$309,950	358 N82nd St	2/1	1 Story w/bsmt	\$432,000
8501 Stone Ave N	3/1.5	Townhouse	\$310,000	468 Maple Leaf Pl	2/1	1 Story	\$435,000
539 N 66th St	2/1	1 Story	\$327,000	7936 Densmore Ave N	2/1.75	2 Story	\$469,000
8508 Stone Ave N	3/2.5	Townhouse	\$329,900	1136 N 80th St	3/2	1½ Story w/bsmt	\$495,000
8501 Stone Ave N	3/1.5	Townhouse	\$330,000	1129 N 77th St	4/1.75	1½ Story w/bsmt	\$519,950
8512-A Midvale Ave N	3/2.5	Townhouse	\$334,500	525 N 71st St	3/1.75	2 Story	\$524,000
742 N 80th St	3/1.75	1 Story w/bsmt	\$335,000	737 N 78th	3/2.5	2 Story	\$536,000
7805 8th Ave NE	3/1.75	1 Story w/bsmt	\$341,000	452 N 64th St	4/2.75	2 Story w/bsmt	\$580,000
8501 Stone Ave N	3/1.5	Townhouse	\$342,000	8040 Bagley Ave N	3/1.75	1 Story w/bsmt	\$600,000
512 N 83rd St	2/1	1½ Story	\$359,000	8222 Corliss Ave N	3/2	2 Story w/bsmt	\$608,000
931 N 79th St	3/1.75	1 Story w/bsmt	\$379,950	8206 Ashworth Ave N	4/2	1 Story w/bsmt	\$619,000
726 N 74th St	3/1	2 Story	\$399,950	6523 Latona Ave NE	3/1.75	2 Story	\$649,950
1713 N 82nd	2/1	1 Story w/bsmt	\$414,000	7545 1st Ave NE	4/1.75	1½ Story w/bsmt	\$649,950
1150 N 82nd St	2/1	1 Story w/bsmt	\$415,000	7522 Sunnyside Ave N	2/2	1½ Story w/bsmt	\$775,000
940 N 76th St	4/1.75	1½ Story w/bsmt	\$424,950	7582 E Greenlake Dr N	5/3.5	2 Story w/bsmt	\$1,040,000
8012 Sunnyside Ave N	2/1.75	1 Story w/bsmt	\$425,000				

Information courtesy of NWMLS & is subject to change without notice

A Thumbnail History of Green Lake

...continued from last month's issue

The Aqua Theater

In 1950, an open air stadium, the Aqua Theater, opened on the Lake's south shore to sellout crowds who came to see the Aqua Follies and Summer Opera Company productions such as Oklahoma, Annie Get Your Gun, and South Pacific. Seattle fell in love with national luminaries such as Bob Hope, Bert Parks, and Gizele MacKenzie, who performed there under the stars (and under the rain clouds). The love affair with the Aqua Theater lasted into the mid-1960s.

Seattle's recent population growth has placed an increasing burden on Green Lake Park, now the busiest in the state at more than one million visitors a year. Walkers, joggers, skateboarders, in-line skaters, and bicyclists began to make competing demands on the narrow trail circling the Lake that was first asphalted in 1970. The new "speedway" brought increasing complaints and liability claims against the city as speedsters and heads-in-the-trees walkers clashed and crashed into one another. This led to a plan to widen and revamp the trail and to introduce a courtesy code. A boondoggle to many, the \$2.6 million project was completed in 1997, improving safety, usability, and courtesy by Seattle citizens.

Coots, Widgeons, Willows

For many, Green Lake represents the soul of the surrounding neighborhood. The loss of a tree to disease or to the wind becomes a personal event. Threats to resident waterfowl bring vocal outrage. And efforts by area residents and friends to keep the ancient lake from dying remain ongoing. A spectacular late summer blue-green algae bloom in 1999 closed the Lake once again, bringing people together to discuss old solutions and propose new ones.

Despite many studies, biologists do not yet completely understand the complex, nutrient-rich ecosystem, which increasingly strains under human-influenced conditions. But like a dying matriarch, which often draws a family closer together, an aging Green Lake, born during the final retreat of the massive Vashon ice sheet eleven millennia ago, binds together the North Seattle community that is loving it to death.

Courtesy of www.HistoryLink.org

Volunteers Needed for Green Lake's Pathway of Lights

Seattle Parks and Recreation is seeking volunteers for the 20th annual Pathway of Lights festival to be held along the path around Green Lake, on Saturday, December 10th, from 5:30 to 8:30 p.m.

- Experienced singing groups that would be interested in singing carols while they walk around the lake any time between 5:30 and 8:30 p.m.
- Groups of volunteers from families, organizations, businesses, churches, and other groups (a minimum of five people per group) who would like to prepare and place luminaries around the lake on the afternoon of the event
- Individuals to prepare luminaries a few days prior to the event and
- Many people to help clean up after the event

If you're interested in volunteering or have any questions, please contact Barb Drake, Green Lake Community Center, at 206-684-0780, or barb.drake@seattle.gov

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November Events

Election Day Nov. 8th
Don't Forget to Vote!

Veteran's Day Nov. 11th

Best of the Northwest Nov 18-20
Marketplace of Fine Art and Crafts, at Sand Point Magnuson Park, 7400 Sand Point Way NE, 10am - 6pm. Start your holiday shopping! www.bestnwcrafts.com.

Thanksgiving Day Nov. 24th

Thanksgiving at the Zoo Nov. 24th
Feast among the beasts with a traditional Thanksgiving dinner at the Rain Forest Food Pavilion! Tear into a traditional Thanksgiving feast and afterwards walk off your full tummy with a wildlife adventure throughout the zoo! Advance reservations and pre-payment required. www.zoo.org

Season of Light Auction Nov. 26th
Featuring Festival of Trees. Celebrate the holiday season "Spanish Style" at The Fairmont Olympic Spanish Ballroom. Proceeds benefit Children's Hospital and Regional Medical Center. For info seasonofflight.seattlechildrens.org.

Christmas in Sweden Nov. 26th
Swedish Christmas bazaar and children's program for the entire family. Also featuring: food, games, live entertainment, traditional dance around the Christmas tree and a visit from Santa-Jultomten. At the Swedish Cultural Center 1920 Dexter Ave N. Seattle, WA 98109. www.swedishculturalcenter.org

Winterfest at Seattle Center

From late November through December, Winterfest offers ice skating, holiday train, giving tree, concerts, dances, exhibits and plenty of holiday fun for family, friends and out of town guests at the Seattle Center. Call (206) 684-7200