

Roger Turner & Steve Laevastu's



The Two Hard Working
Neighborhood Experts

REAL ESTATE NEWS

Maple Leaf



Direct • 206-999-6937

Office • 206-527-5250

Business • 206-226-5300

 *Happy Valentine's Day!*

The following is a listing of some of the properties that have sold in our Maple Leaf neighborhood during January of 2006.

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.

Recent Market Activity

Address	Bdrm/Bath	Style	Sale Price
411 NE 94th St	1/1	1 Story w/bsmt	\$275,000
9420 17th Ave NE	3/1.75	1 ½ Story w/bsmt	\$302,000
1715 NE 97th St	2/1.5	1 Story w/bsmt	\$326,000
9200 5th Ave NE	3/1	1 Story w/bsmt	\$350,000
8205 19th Ave NE	3/1.75	1 Story w/bsmt	\$425,000
9513 5th Ave NE	4/1.75	1 ½ Story w/bsmt	\$444,000
8250 15th Ave NE	3/2	1 ½ Story	\$527,000
8909 12th Ave NE	4/3.5	2 Story w/bsmt	\$680,000
1225 NE 91st St	4/2.5	2 Story	\$729,500

Home Pricing Guide

Following are average 3-bedroom home sale prices for some of our Seattle and surrounding neighborhoods. Figures are based on multiple listing sales data from homes sold during the 2nd quarter of 2005.

Bellevue	\$539,000	Seattle Mid-City	\$618,000
Bothell	\$335,000	Northeast	\$453,000
Edmonds	\$357,000	Northwest	\$436,000
Everett	\$260,000	Southeast	\$358,000
Issaquah	\$414,000	West	\$405,000
Kirkland	\$459,000	Shoreline	\$334,000
Lynnwood	\$313,000	Snohomish	\$348,000

Information courtesy of NWMLS & is subject to change without notice

Maple Leaf Community Garden

In 2003, Seattle Parks and Recreation bought this property on the south side of NE 103rd St. just east of 5th Ave. NE with funding from the Pro Parks Levy Opportunity Fund, community contributions, Neighborhood Matching Fund, and King County Conservation Futures Tax. The Levy Opportunity Fund will also help fund park improvements. The park will feature a P-Patch community garden with 24 plots, additional landscaping and paths. Construction will take place in 2006.

www.seattle.gov/parks/proparks/projects/MapleLeafDev.htm

The Park Naming Committee is comprised of one representative designated by the Board of Park Commissioners, one by the Chair of the City Council Parks, Neighborhoods and Education Committee, and one by the Parks Superintendent. Criteria the Committee considers in naming parks include: geographical location, historical or cultural significance, and natural or geological features. A park may be named for a person no longer living (deceased a minimum of three years) who made a significant contribution to parks and/or recreation. The Naming Committee will consider all suggestions and make a recommendation to Parks Superintendent Ken Bounds, who makes the final decision.

Please submit suggestions for park names in writing by **Friday, Feb. 17, 2006**, and include an explanation of how your suggestion matches the naming criteria. Send to Seattle Parks and Recreation, Park Naming Committee, 100 Dexter Ave. N, Seattle, WA 98109, or by e-mail to paula.hoff@seattle.gov.

Preventing Mold in Your Home

Mold has become a hot topic in real estate. In addition to causing health problems in some people, mold can cause serious damage to a home if left unchecked. Whether you're buying or selling a home, how well the structure is maintained is an important factor in its value.

Molds are microscopic organisms that are found virtually everywhere, indoors and outdoors. Their natural function is to help break down dead materials. For molds to grow, they need 2 things: and organic food source, such as leaves, wood, paper or dirt, and moisture.

Since mold is always present, there's no way to eliminate it completely. You can control indoor mold growth by controlling moisture.

1. Remove the source of moisture by fixing leaks or other water problems.
2. Make sure bathroom fans and dryers are properly vented to the outside.
3. Use a dehumidifier or air-conditioning system.
4. Insulate your home well to prevent indoor condensation.
5. Have your heating, ventilation and cooling systems professionally cleaned annually.
6. Dry-clean, rather than wet-clean your carpets.
7. Avoid carpeting bathrooms and basements.
8. Regularly clean moist areas such as the bathroom with products that treat mildew.

February Events

Superbowl Sunday February 5th
Super Bowl XL: **Seattle Seahawks** vs. Pittsburgh Steelers, Sunday, February 5th at Ford Field in Detroit, Kickoff at 3:30 p.m. on Channel 4.

Go Seahawks!!!

Northwest Flower & Garden Show
Feb. 8-12th

Windermere is proud to be the exclusive real estate sponsor of this year's Flower & Garden Show. There's lots to do in Spring: enjoy thousands of plants and flowers in bloom! Take a walk through dozens of amazing display gardens, attend seminars, go shopping at the Washington State Convention Center. Shuttle Bus is available from the Northgate Transit Station. www.gardenshownw.com

Love 'em or Leave 'em Valentine's Day Dash Feb. 12th

5K fun run starts at 9:30 am near the Aqua Theater at Greenlake. For more information or to register, visit <http://promotionevents.com/events/events-06/v-daydash/index.htm>

St. Valentine's Day Feb. 14th

Seattle Home Show Feb. 18-26th
Meet the professionals at over 600 displays who will share their expert advice on all areas of home improvement, daily seminars, Built Green™, arts and crafts and home products. Idea Street™, a community of model homes showcasing the latest in building techniques, design and décor. At Qwest Field Event Center in downtown Seattle. www2.seattlehomeshow.com

President's Day Feb. 20th

Mardi Gras (Fat Tuesday) Feb. 28th

St. Patrick's Day March 17th

