

# Ravenna Neighborhood Advisor

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Visit [www.ravennahouse.com](http://www.ravennahouse.com)

October 2006

### Why Steve & Roger Should Be Your Agents



Steve Laevastu



Roger Turner

- 1.) 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.
- 2.) We work for a premier company in the business.
- 3.) Our track record in Ravenna. We list and sell more homes in Ravenna than any other agent.
- 4.) Experience. We have over 40 years of combined experience.
- 5.) Top producers. We rank among the top 1% of realtors on a production basis. This means we get results.
- 6.) We are both graduates from the University of Washington. We both have degrees in business administration.
- 7.) Passion for what we do. We love real estate!
- 8.) Nobody will work harder or smarter to market your listing than we will.
- 9.) You have two good experienced agents working for you instead of one.
- 10.) Personal performance written guarantee. If you ever become unsatisfied with our service for any reason we will unconditionally release the listing.

### Steve Laevastu

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[sold@windermere.com](mailto:sold@windermere.com)

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### Sold Homes

The list below are homes that SOLD in our Ravenna neighborhood in the month of September. Do you wonder what your home is 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 list. If you are considering selling your home, please let us help you. We would be happy to view your home, prepare a market analysis and discuss the details with you. We can provide you with useful information, such as a sales price that might realistically be expected in today's market.

Address	Bdrm/Bath	Style	Year Built	Sale Price
2216 NE 82nd	2/1	1 Story	1942	\$403,500
8804 Ravenna Ave NE	4/1.75	1 1/2 Stry w/Bsmt	1945	\$410,550
6841 19th Ave NE	2/1	1 Story w/Bsmnt	1908	\$412,000
913 NE 73rd St	2/1	1 Story w/Bsmnt	1911	\$412,000
2258 NE 53rd St	2/1	1 Story w/Bsmnt	1922	\$452,000
7549 20 Ave NE	4/1	1 1/2 Stry w/Bsmt	1928	\$468,000
7051 Ravenna Ave NE	3/1.75	1 Story w/Bsmnt	1926	\$479,950
8823 Ravenna Ave NE	3/1.75	1 1/2 Story	1911	\$489,950
7050 24th Ave NE	3/2	1 1/2 Stry w/Bsmt	1947	\$495,000
1917 NE 73rd St	2/1	1 1/2 Stry w/Bsmt	1928	\$505,000
5509 20th Ave NE	3/1.75	2 Stories w/Bsmnt	1917	\$517,000
7711 15th Ave NE	4/1.75	1 Story w/Bsmnt.	1924	\$523,000
6509 24th Ave NE	4/2.75	1 1/2 Stry w/Bsmt	1950	\$535,000
7549 19 Ave NE	3/1.5	2 Stories w/Bsmnt	1927	\$580,000
6330 14th Ave NE	4/1.75	1 1/2 Stry w/Bsmt	1919	\$640,000
7748 21st Ave NE	3/1.75	1 1/2 Stry w/Bsmt	1935	\$657,000
6307 23rd Ave NE	3/2.5	2 Story	1994	\$808,000
1919 NE Naomi Pl	4/2	2 Stories w/Bsmnt	1913	\$865,000
1758 NE 62nd St	3/1.5	2 Stories w/Bsmnt	1924	\$890,000

I hope you enjoy your pumpkin!  
 -Steve & Roger



Windermere  
 Real Estate

Additional Community and Real Estate information for the Ravenna Neighborhood is available online at <http://www.ravennahouse.com>



# SEATTLE EVENTS CALENDAR

## Woodland Park Zoo Event-

### Pumpkin Prowl October 27th - 29th

Celebrate Halloween at the zoo this year. Come to the zoo for spooktacular trick-or-treating, glowing pumpkins and fun-filled activities for the entire family. Trick-or-treaters are encouraged to wear costumes!

Friday-Sunday 9:30am-4:00pm  
Admission: \$10.50/Adults(ages 13-64), \$8.50/Seniors,\$7.50/Children(ages 3-12), Free/Ages 2 and under  
5500 Phinney Avenue North, Seattle  
(206) 684-4800  
webkeeper@zoo.org

## Seattle Center Cultural Events

### TurkFest

#### October 21st - 22nd

Turkey has long been the link between East and West, from Hittites and Assyrians, to Hellenistic, Roman and Byzantine. Throughout the weekend, visitors can observe the many elements of a rich and colorful mosaic that includes Turkish hospitality—the foundation of Turkish culture. Start with delicious, specially made Turkish coffee, indulge in some baklava, then take in a musical performance, a dance performance, or perhaps, some shadow puppet theatre. Produced by the Turkish American Cultural Association of Washington.

### Dia del Muerto: A Celebration of Latino Culture October 28th

Life and the lives of those departed are celebrated in this important Mexican tradition, now in its third year at Seattle Center. Community altars, sugar skulls, special foods, candles, music, dance and art are both honoring and life-affirming. Produced by La Casa de Artes.

### Hmong New Year Celebration November 4th

From the mountains of Laos and Thailand, Hmong people preserved their stories and language through intricate embroidery, music and unusual communication techniques. Demonstrations, exhibits and performance highlight this highland culture. Produced by the Hmong Association of Washington.

### Winterfest Worldfest November 24th - 26th

A celebration of the community's cultural riches opens Winterfest at Seattle Center as Winter Worldfest; a three day showcase of dazzling cultural holiday traditions from around the world. Winter Worldfest is a free presentation of some of the region's best ethnic entertainment in music and dance performances including Irish Dance, Japanese classical dance, Tlingit Songs and Dances of Southeast Alaska, Folk & Tribal dances from Mid-East & North Africa, Croatian Dance and many more. Come celebrate the holidays with over 300 musicians and performers from nearly every continent.

More information on these events available at <http://www.seattlecenter.com/events>.

## Foundation releases report on King County quality of life

The Seattle Foundation's first comprehensive report on the quality of life in King County, released in June, shows many households in King County are struggling, with more than 22 percent of residents earning less than a living wage.

The report shows that affordable housing is a significant driver of regional quality of life. Location affects access to basic needs, medical care, cultural activities and recreational areas for residents. Affordable housing in South King County appears to be a major magnet for working families. By making this public, the Foundation hopes to guide local charitable giving as well as spark community dialogue.

"Nobody can make a difference unless we know where to begin," said Foundation CEO Phyllis Campbell. "This report is designed to engage our community - the donors, the doers and the dreamers all have a role in making King County better for people."

The report entitled *A Healthy Community: What You Need to Know to Give Strategically*, measures King County quality of life in seven areas: basic needs, health and wellness, education, economy, arts and culture, neighborhoods and communities, and the environment. It highlights regional disparities within King County as well as ways that philanthropic investments can address these differences.

The report also provides a glance at how Seattle, North Seattle, East and South King communities stack up against countywide averages on education, income, race, age, gender and sexual orientation.

This year marks the 60th Anniversary of the Foundation, the region's largest grantmaker. Last year the Foundation provided more than \$46 million in grants. The report is part of the Foundation's commitment to growing a healthy community and mission to put their donors in the driver's seat.

The Foundation became a model for the nation when it was one of the first to offer donor-advised funds in the 1980s. The funds were designed to meet the demands of a new generation of philanthropists - hands-on givers looking for results.

"We approach philanthropy from an integrated approach to giving that brings a balance to people's lives," said Stewart Landefeld, chair of the Foundation's board of trustees. "That's why we're making arts and the environment an important indicator on the health of a community."

Copies of the report may be downloaded at  
<http://www.seattlefoundation.org>

## EXCERPTS FROM REPORT:

### *Making Ends Meet: Soaring Housing Costs, Lagging Income Threaten Stability*

King County is one of the wealthiest counties in the United States, but more than 100,000 of its children visit food banks every year. The county is home to some of the nation's most successful companies, but many households struggle to afford rent and other basic expenses. Residents pride themselves on civility, but discrimination affects residents across King County, with those who are younger, non-white and lower-income most likely to report an incident. Over one-quarter of King County adults say they experience discrimination, with the most common incidents based on age, gender, social class and race.

Many households are struggling in King County. By one estimate, a single-parent family needs to earn nearly \$53,000 a year to cover essentials, but almost half of King County households live on less. Meanwhile housing prices are soaring, and many affordable options are concentrated in areas far away from job centers. Higher housing costs crowd out budgets for other essentials, such as medicine or food: More than 300,000 people visit King County food banks each year, and some simply go hungry. Even a modest illness or short-term job layoff can tip a low-income household into chaos or homelessness.

These problems aren't unique to King County; they affect every large metropolitan area in the U.S. But increasingly it is local and state governments, as well as nonprofits, that are left to address them. That's because the federal government—historically the source of most public aid—has in recent years tightened the eligibility requirements or reduced funding for such programs as food stamps, housing subsidies and reduced-price school lunches.

Helping people gain stability and self-sufficiency requires investment in a variety of community supports—in schools, social services and cultural institutions—all of which improve opportunities for success. For example, parents with dependable shelter can concentrate on working and taking care of their families. Children with full stomachs pay more attention in school. And people with adequate income are free to pursue healthy lifestyles.

## Land Use Notices

The following are public notices of Seattle land use activities from the Department of Planning & Development regarding applications, decisions, and other actions affecting the Ravenna neighborhood.

**Project Number: 3003649 Address: 5101 25th Ave NE Zone: NC2 30', P2, L4**

Land use application to allow one 4-story building containing 122 assisted living units and one 3-story building containing 23,610 sq. ft. of retail and 103 residential units. Both structures to be over a below grade parking garage for 255 vehicles. Project includes 25,000 cu. yds. of grading. Existing structures to be demolished.

**Project Number: 3004435 Address: 6017 Roosevelt Way NE Zone: NC2-40'**

The proposal is to allow 10 live-work units totaling 14,557 sq. ft. with 11 parking stalls. Two stalls located within individual garages and nine surface parking spaces.

## HOUSING & HOMELESSNESS: Home Prices Soar; People Left With Fewer Choices

People with lower incomes have fewer and fewer choices for affordable housing because of soaring home prices. Many low-wage families end up paying too much for housing—sometimes more than 30 percent of total income—and then struggle to pay for other essentials such as food, heat or medical care.

A single unexpected bill can force a family into homelessness, which significantly exacerbates existing problems with employment, money management or illness. Others become homeless because of domestic violence, or suffer chronic homelessness because of substance abuse or other physical and mental health problems. Without help building their financial and personal stability, homeless people face enormous difficulty regaining shelter. Meanwhile, support services, transitional programs and homeless shelters are overwhelmed, with many shelters turning away several people for every one taken in.



## Go Green with Office Products and Take it Back Network

Looking for environmentally responsible office products at competitive prices? Check out Sustainable Group at [www.sustainablegroup.net](http://www.sustainablegroup.net). Got broken or unwanted electronic devices? Dispose of them at a Take it Back Network member location.

Based in Ballard, Sustainable Group strives to use materials that “close the loop on recycling while not sacrificing quality or durability.” Among its functional and durable products are recycled binders, recycled portfolios, cardboard binders and paper binders.

Sustainable Group’s customers include Built Green of King and Snohomish counties, which plans to use the stylish and ecologically friendly binders for its program handbooks for new members.

All products from Sustainable Group are manufactured locally and made from high-content recycled material. Co-op America, a not-for-profit organization that focuses on economic strategies to solve social and environmental programs, recognizes this innovative company as a socially and environmentally responsible business.

The Take it back Network is a group of retailers, repair shops, non-profit organizations, waste haulers and recyclers that accept used electronic equipment for reuse or recycling. These members agree to recycle these materials in an environmentally sound manner, thereby saving resources and reducing the amount of harmful contaminants that enter the environment. .

For details on what items are not accepted at transfer stations or in garbage bins, and to find Take it Back members in King and Snohomish counties, visit <http://www.metrokc.gov/dnrp/swd/electronics/partners.asp>.

## Qwest Field Exhibition Center Event-

### Seattle Home Show 2 October 12th - 15th

Nearly 500 exhibits displaying everything for the home and garden from interior design & remodeling to landscaping and outdoor entertaining. Special Built Green exhibit area. Antiques & collectibles. Daily home improvement seminars and cooking demonstrations. For more information, visit <http://www.SeattleHomeShow.com>.

Thursday-Saturday 10:00am-8:30pm,  
Sunday 10:00am-6:00pm  
Admission: \$9/Adults, \$6/Seniors, \$3/Children 7-15, Free/Children 7 and under  
1000 Occidental Avenue South, Seattle  
(206) 381-8000  
[stephene@vnm.com](mailto:stephene@vnm.com)  
<http://www.qwestfield.com>

## Sports; Home Team - Home Games

### Seattle Seahawks vs. Minnesota Vikings

Sunday, October 22nd at 1pm

### Seattle SuperSonics vs. Sacramento Kings

Wednesday, October 25th at 7pm

### Seattle Thunderbirds vs. Tri-City Americans

Sunday, October 29th at 5:05pm

### UW Huskies vs. Arizona State

Saturday, October 28th at 12:30pm

## Northgate Community Center Event-

### Northgate Old Country Fair October 17 - 21

Baking pies & learning the basics of handwork, including sewing, quilting, knitting and spinning on day the 17th. 1st Annual Cook Off; ‘anything goes’ event on the 18th. Arts and Crafts Exhibition and Sale on the 19th. 1st Annual Country/Bluegrass Band Extravaganza on the 20th. The old fashion fair on the 21st. More information is available at the Northgate Community Center website at <http://www.seattle.gov/parks/centers/Northgate/activity.htm>

## Green Lake Community Center Event-

### Pumpkin Flashlight Hunt Friday, Oct 27

6:30 - 7:30 p.m.

Join us for an inside and outside toy and candy hunt. Arrive to the gym no later than 6:15 p.m. Kids separated into age appropriate groups. Bring own bag to collect goodies! We need teen and adult volunteers to help spread toys and candy right before the hunts. Plan to stay a little while after the hunt for some warm fall beverages and donuts and mingle with friends.

Ages: 4 - 15 yrs

Additional information is available at the Green Lake Community Center special events calendar at <http://www.seattle.gov/parks/centers/greenlake/activity.htm>

## Computer Help.cc

[www.computerhelp.cc](http://www.computerhelp.cc) 206.650.0768 [ryan@computerhelp.cc](mailto:ryan@computerhelp.cc)

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.

# Steve Laevastu & Roger Turner are your EXCLUSIVE Ravenna Realtors

Here is what our clients have to say.....

September 6th, 2006

Dear Windermere, Prospective Buyers and Sellers;

This year our family was faced with a job-related move. Just a couple of years earlier, we had found the perfect house with the help of Steve Laevastu. Steve had also helped us sell our home at the time. We were very pleased with our first experience and decided to call Steve again.

In both of our experiences with Steve, we were grateful for his excellence in marketing our home, representing us in negotiations and managing the many steps toward closing. Steve was always available, patient and enthusiastic. Moving a family is a stressful experience even if everything goes perfectly. Steve inspired confidence so that we could focus on packing, researching neighborhoods and finding schools.

We would certainly ask Steve to help us again with any real estate in the Seattle area. We would not hesitate to recommend him to family or friends.

Sincerely,

David Pereles.

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Mr Roger Turner of Windermere/ Oak Tree Office

I have never written a letter such as this one before but felt the need to express our gratefulness to you for handling the sale of our property on Queen Anne Hill. We have sold quite a lot of properties in our lives but have never met a real estate salesman we felt we could really trust; we even had one forge our signature!!! In this case however, we that you gave us your all.

It took you five years-- our neighbor was the fly in the ointment. Your persistence and patience prevailed and you made the sale! Your willingness to continue trying in the face of such adversity impressed us as did your kind and gentle manner. Your dedication convinced us that you were truly a fine person with whom to deal.

We have one request and that is to exact a promise from you that you will remain as trustworthy, helpful, low-pressure and agreeable as you have been when working with us. Just remain the person you are now. Don't let those fast talking, high pressured salespeople with whom you undoubtedly come in contact with you every day influence you. You are just fine as you are.

Most Sincerely,

Dottie & Jim Anderson

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**Need help buying or selling your home?  
Contact Us!**

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## "Move This House" is looking for Potential Houses or Condos in the Seattle Area

A&E's TV show Move This House will be touring potential houses or condos for upcoming episodes. Move This House is A&E's popular home design show that airs Sundays at 4:00 p.m.

There is NO COST involved, the only objective is to produce an entertaining show in which they help you Move This House. A&E bring all needed materials and leave 99% of the items used in the design process (curtains, linens, etc.).

If your clients are chosen for the show, A&E's professional movers will pack them up and move them out. Their expert designer, Roger Hazard, will create a custom design plan for their new home and he'll set it all up. BUT in exchange they must give them complete control over the move. They must allow A&E's designer to pick and choose the items he loves.

They must also give up control at the new house. A&E's professional painters will paint several walls and/or rooms in their new home whatever colors the designer chooses. They get no say in the colors and do not get to see them until after they're moved in! Our designer will set up the rooms he thinks they will need right away using their belongings and a few surprises! They will not get to see the rooms until they are complete.

We are looking for homes in the Puget Sound area. Sell price and size aren't an issue. We love to see homes with a lot of furniture and décor.

If you know of a family you think may be a good fit please contact Stephanie Klein directly via e-mail: [sklein@stipseattle.com](mailto:sklein@stipseattle.com) or by calling 206-763-3383, ext. 226. Someone out there has the perfect house for the show!

Log on to [http://www.aetv.com/move\\_this\\_house/index.jsp](http://www.aetv.com/move_this_house/index.jsp) for more information or email the show



## **"Best In Client Satisfaction" As Awarded by Seattle Magazine-**

Steve Laevastu has been presented Seattle Magazine's 2006 Best in Client Satisfaction award for a real estate agent. This award is judged on nine different areas related to ability and service given to clients. This award comes as no surprise to the clients Steve has served in over 18 years of success in buying and selling homes.

Steve is not new to this award, as he has also won of the three years Seattle Magazine has conferred the award. Seattle Magazine is the area's definitive city and regional journal in helping residents get the most out of living in the Puget Sound region. It has been referred to as the "owner's manual" for people that live in the Seattle area.

In receiving the award, Steve was judged as excellent in nine separate areas related to ability and service. Performing exceptionally in these nine areas of customer service, integrity, market knowledge, communication, negotiation, closing preparation, finding the right home, marketing of home and overall satisfaction garnered Steve the award.

Steve's past clients have provided him with hundreds of letters of appreciation attesting to his worthiness in receiving this latest award. Steve has been able to help families bring to fruition their dreams of home ownership for over nineteen years, which is its own reward.