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• Trees and flowers blossom at the entrance to Ravenna Park •



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## Ravenna Neighborhood Advisor May 2006

**The following are the homes that SOLD in the Ravenna neighborhood in the months of March and April, 2006.**

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 the list. 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 sale price that might realistically be expected in today's market.

Address	Beds/Baths	Style	Year Built	Sale
2201 NE 92nd St	3/2.5	Townhouse	2006	\$349,950
2203 NE 92nd St	3/2.5	Townhouse	2006	\$349,950
8032 16th Ave NE	3/1.75	1 Story w/Bsmnt.	1900	\$379,950
2112 NE 54th St	2/1	1 Story w/Bsmnt	1908	\$382,000
6248 25 th Ave NE	2/1	1 Story w/Bsmnt	1925	\$404,000
2505 NE 68th St	4/1.75	1 Story w/Bsmnt.	1947	\$430,000
757 NE 59th St	2/1	2 Stories w/Bsmnt	1927	\$432,377
7707 18th Ave NE	2/1	1 Story w/Bsmnt	1926	\$450,000
7520 18th Ave NE	3/1.75	1 Story w/Bsmnt	1906	\$453,000
1214 NE 70th	3/2	1 Story w/Bsmnt	1909	\$455,000
7001 24th Ave NE	3/1.75	1 Story w/Bsmnt	1919	\$455,000
7729 15th Ave NE	3/1.75	1 Story w/Bsmnt	1938	\$480,000
7732 19th Ave NE	3/1.75	1 Story	1928	\$459,950
2414 NE 60th	3/1.5	2 Stories w/Bsmnt	1928	\$499,000
5618 12 Ave NE	4/2.75	1.5 Story w/Bsmnt	1911	\$542,000
7350 19th Ave NE	3/2.5	2 Stories w/Bsmnt	1941	\$603,000
1211 NE 70th St	3/2.5	1.5 Story w/Bsmnt	1924	\$610,000
6529 16 Ave NE	4/2	1 Story w/Bsmnt.	1909	\$630,000
7724 14th Ave NE	6/3	1.5 Story w/Bsmnt	1927	\$675,000
7349 16th Ave NE	4/2.75	1.5 Story w/Bsmnt	1926	\$676,050
5741 24th Ave NE	3/1.75	2 Stories w/Bsmnt	1927	\$679,000
5249 16th Ave NE	3/1.75	2 Stories w/Bsmnt	1910	\$680,000
6306 17th Ave NE	4/1.75	1.5 Story w/Bsmnt	1900	\$704,000
2209 NE 82nd St	4/2.5	2 Story	2003	\$767,500
1919 NE Naomi Pl	4/2	1.5 Story	1913	\$882,000

\*Information courtesy of NWMLS & is subject to change without notice



## May Community Events

### May 20th & 21st - University District Street Fair

**Saturday, 10am-7pm & Sunday, 10am-6pm**

For over 35 years the University District Street Fair has been the kick-off event for the festival season in the Seattle region. Attracting more than 50,000 people and nearly 400 craft and food booths to the District, the StreetFair is an energetic and exciting celebration of arts and crafts, community, music, and food. You'll find a whirl of color, craft, creativity and downright craziness! Join the thousands of people who attend. There will be two great music stages, a special children's area with age appropriate events, a live theatre stage, and a wonderful medley of street performers. Unique local and regional arts & crafts and an array of international food will delight you.

The StreetFair is a free event, located in the heart of the University District on University Way NE, and is produced by the Greater University Chamber of Commerce. <http://www.udistrictstreetfair.org/>

### May 25th - Seattle International Film Festival

The 32nd Annual Seattle International Film Festival will run from May 25th through June 18th, 2006. On May 11th their schedule will be announced and their Box Office will open to SIFF Group members only. The Box Office opens to the general public on May 14th. <http://www.seattlefilm.org/>

### May 26-29 - Northwest Folklife Festival

**11 am-11 pm**

The Northwest Folklife Festival is the annual free climactic celebration of year-round ethnic, folk, and traditional arts activities produced by Northwest Folklife. The Folklife Festival is Seattle's unofficial leap into summer, with four days of jam-packed excitement. Artists from the Pacific Northwest along with special guests from throughout the world create an ethnic extravaganza embracing music and dance performances, visual arts and folklore exhibits, hands-on ethnic children's activities, symposia, dance and music workshops, crafts, food, imported goods, demonstrations of traditional arts, and more! The exuberant tradition of sharing and participation at the Festival encourages exploration and learning between participants and public alike. <http://www.nwfolklife.org>

### Memorial Day – May 29th

### Neighborhood Farmer's Markets begin in May!!!

**Broadway** – Sundays, 11am-3pm, May 14 - Nov 19  
**Columbia City** – Wednesdays, 3-7pm, May 3 - Oct 25,  
**Lake City** – Thursdays, 3-7pm, May 18 through Oct 5,  
**Magnolia** - Saturdays, 10-2pm, June 4 though Sept 24,  
**U. District** – Saturdays, 9am-2pm, May 6 - Dec 30  
**West Seattle** – Sundays, 10am-2pm, April 30 - Dec 17

More info at: <http://www.seattlefarmersmarkets.org>

### June 2, 3 & 4 - The Greater Seattle Senior Games

In partnership with the Seattle Parks and Recreation Department, The Greater Seattle Senior Games began in 1998 with a purpose of encouraging and educating Senior Adults about the benefits of a healthy and active lifestyle. Starting with 8 sports with a festival weekend format, the games have now grown to become a year long program of events and activities promoting health, wellness, fun, and competition for adults 50 and better.

In the spirit of competition and good sportsmanship, we wish everyone the best and hope that you enjoy the 2006 Games! The Greater Seattle Senior Games in partnership with the Seattle Parks and Recreation extends a personal invitation to you to participate in the 2006 Greater Seattle Senior Games (GSSG).

Our purpose is to provide the opportunity to participate in an event, that:

- Creates an awareness of the abilities and capabilities of senior adults.
- Helps to maintain and improve health and wellness.
- Promotes an interest in lifetime sports, recreation and physical activity.

The Greater Seattle Senior Games is sanctioned by the Washington State Senior Games which is an affiliate of the National Senior Games Association.

<http://www.greaterseattleseniorgames.org>

## 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 GreenLake neighborhoods. For a complete list of all public land use notices and information on public comments visit <http://www.seattle.gov/dpd/notices/>.

**Address: 5715 Roosevelt Way NE**

**Zone: NC2-40'**

**Project Number: 3004172**

Land Use Permit to approve one story, 1,000 sq. ft. structure for automotive retail sales and service (Enterprise Rent-a-Car) with attached 400 sq. ft. canopy. Surface parking for five vehicles will be located on the site. Existing structure to be demolished.

**Address: 6303 Roosevelt Way NE**

**Zone: NC3 65', P2**

**Project Number: 3003477**

Land Use Permit to establish a minor communication utility (Cingular Wireless) consisting of 12 panel antennas (three sectors, four antennas per sector) on the roof of an existing retail and apartment building. Project includes four equipment cabinets also located on the roof.

**Address: 6600 Roosevelt Way NE**

**Zone: NC3 65', L3, RC**

**Project Number: 2402316**

Master Use Permit for future construction of three buildings: one seven-story building with 44,500 sq. ft. multi purpose convenience store (QFC) below 165 residential units, one four-story building with 21 residential units and one three-story building with 21 residential units. Parking for 459 vehicles to be provided beneath the structures. Project includes demolition of 20,000 sq. ft. store (QFC).

# News Advisory

## Mayor Nickels Kicks Off 2006 Road Construction Season

SEATTLE - Mayor Greg Nickels kicked off the 2006 Seattle road construction season with an interactive online map that highlights planned or on-going work around the city.

"We are keeping Seattle moving," said Mayor Nickels. "This summer we will step up our roadway repaving and construction, but even that will not address the growing backlog of repairs needed to maintain our streets, bridges, sidewalks and bike lanes."

The city currently plans to pave 79.5 lane miles; build 10 new sidewalks and improve 17 more; install or upgrade traffic signals at 12 intersections; paint three bridges; improve about 30 stairways and 60 street crossings; and to install about 200 curb ramps.

The city's share of dedicated transportation funding has fallen 66 percent since 1995, creating a growing backlog of maintenance and repairs. Nickels will propose a funding package next month for the fall ballot to pay for repairs and upgrades of streets, sidewalks, bridges and bike paths.

Major projects scheduled for construction this summer include replacement of the Fremont Bridge approaches.

While the city is committing more resources to improving its transportation infrastructure this year, Seattle has only a fraction of what it needs to maintain streets and bridges.

"We still face a \$500 million backlog in transportation projects," said Mayor Nickels. "The backlog will also double over the next 10 to 15 years."

**FOR MORE INFORMATION CONTACT:** Gregg Hirakawa (206) 684-8540 & Martin McOmber (206) 684-8358

## RAVENNA PROJECTS:

### 35th Avenue NE/NE 65th Street and NE 75th Street

Upgrade and interconnect traffic signals; replace concrete street panels; resurface asphalt pavement; install curb bulbs; install closed-caption television (CCTV) cameras and system detection; upgrade street lighting. Large scale street trees and planting strip improvements plus a gateway at 75th.

**Estimated Construction Cost:** \$12,942,000

**Construction Scheduled to Begin:** Summer, 2005

**Contact:** Cela Fortier; E-Mail- [Cela.Fortier@seattle.gov](mailto:Cela.Fortier@seattle.gov)

### 30th Ave NE from NE 55th Street to Blakely

Install new sidewalk

**Estimated Construction Cost:** \$118,500

**Construction Scheduled to Begin:** TBD 2006

**Contact:** Shauna Walgren

There is a project map online at: <http://seattle.gov/transportation/2006majorconstructionmap.htm>

## Do you need help with your computers?

Computer Help is a freelance technical support company, specializing in IT consulting for SOHO (small office/home office) businesses. The scope of services offered by Computer Help includes, but is not limited to: virus/spyware cleanup and prevention, hardware installation, software/OS upgrades, broadband Internet setup, web development, graphic design, domain hosting, networking, data backup, and Internet security. 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.

# Roger Turner & Steve Laevastu

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ADDRESS CORRECTION REQUESTED

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## Why Steve Laevastu & Roger Turner Should Be Your Agents

1. We supply superior guidance in developing a plan of action to accomplish your goal.
2. Our objective is to go above and beyond the call of duty for you, so that you are compelled to share your success story with friends and relatives.
3. We work for the premiere company in the business. Windermere Real Estate has greater than 50% of the market share.
4. Our proven track record.
5. Top Producers. We get Results!
6. Combined over 40 years of experience.
7. We live close by.
8. We know the area. We both grew up in Seattle.
9. We understand the importance of communication. We will communicate with you every step of the way.
10. Personal Performance Guarantee. If you ever become dissatisfied with our service for any reason, we will unconditionally release the listing.
11. Integrity. We do what we say and we say what we do.
12. Character and trust.
13. You have TWO agents working for you instead of one. We are both graduates from major universities.
14. We are both highly energetic, hardworking, proactive agents. We don't sit around, we make things happen.
15. Professional representation.
16. Passion for what we do. We love real estate!!!
17. Top Quality Service. Steve Laevastu won Seattle Magazine's "Best in Client Satisfaction" award in 2004 & 2005.

### **When you want to sell a home, we can:**

- Help you establish the best sales price based upon sales information from similar properties that have recently what buyers are willing to pay for similar properties).
- Aggressively market your property and assure the greatest exposure possible to both real estate agents and prospective (they have to see it to want it).
- Screen prospective buyers (weeding out those who don't qualify).
- Help you in negotiating the contract and handling all the contractual requirements after the sale.
- Assist you in relocating, whether purchasing a new home here or in any other part of the country - we can help!

### **When you want to buy a home, we can:**

- Show you homes that meet your needs in every way - location, amenities & price.
- Assist you in finding the right financing for you and your situation.
- Guide you through the negotiations and advise you to the end.
- Be the professionals you deserve to assist you in all your real estate matters!

### **Whether selling or buying - we can help!**

**We are dedicated to giving you the best possible service. Call us!**

Steve Laevastu (206) 226-5300  
Roger Turner (206) 999-6937



**Windermere Real Estate**  
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