

Roger Turner & Steve Laevastu's



The Two Hard Working
Neighborhood Experts

REAL ESTATE NEWS

Ravenna Area



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Welcome Fall!

The following is a listing of some of the properties that have sold in our Ravenna neighborhood during the months of July and August, 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>
6549 25th Ave NE	3/1	1 Story w/bsmt	\$310,000	2111 NE 73rd St	3/1.75	1½ Story w/bsmt	\$475,000
2215 NE 82nd St	2/1	1 Story	\$332,000	8501 Ravenna Ave NE	4/2.5	2 Story	\$515,000
6546 25th Ave NE	3/1.5	1 Story	\$343,000	7031 24th Ave NE	4/1.75	1 Story w/bsmt	\$520,000
2212 NE 75th St	2/1	1 Story w/bsmt	\$345,000	8041 19th Ave NE	3/1.75	1 Story w/bsmt	\$525,000
2122 NE 73rd St	2/1	1 Story w/bmst	\$392,500	7317 19th Ave NE	3/2	1½ Story w/bsmt	\$542,500
7011 24th Ave NE	2/2	2 Story	\$400,000	7315 12th Ave NE	9/3.5	2 Story w/bsmt	\$545,000
8038 17th Ave NE	3/2	1 Story w/bsmt	\$400,000	8013 20th Ave NE	4/2.75	2 Story	\$594,000
6811 24th Ave NE	3/1	1 Story w/bsmt	\$410,000	7716 17th Ave NE	3/1.75	1½ Story w/bsmt	\$610,000
542 NE 79th St	3/1.75	1 Story w/bsmt	\$420,000	6816 17th Ave NE	4/1.5	1½ Story w/bsmt	\$612,500
7047 Ravenna Ave NE	3/1	1 Story w/bsmt	\$426,000	1513 NE 77th St	3/2.5	2 Story	\$625,000
1627 NE 77th St	3/1.75	1 Story w/bsmt	\$434,950	7346 19th Ave NE	3/2.25	2 Story w/bsmt	\$645,000
1021 NE 72nd St	3/1.75	1½ Story w/bsmt	\$450,000	7012 16th Ave NE	3/1.75	1½ Story w/bsmt	\$690,000
1815 NE 82nd St	3/1.75	1 Story w/bsmt	\$461,687	6514 18th Ave NE	4/1.75	2 Story w/bsmt	\$745,000

Information courtesy of NWMLS & is subject to change without notice

Featured Ravenna Listing

7208 8th Ave NE
Seattle, WA 98115
\$600,000



Spectacular views of the Olympics and Green Lake from this 3 year new home. Architectural detail and design give this home extra fine street appeal. Grand stairway at entry provides an impressive entrance. Formal dining room w/ wainscoting kitchen w/ maple cabinetry, granite counters, stainless appliances, breakfast bar and pantry, 3 bedrooms upstairs & 4th bdrm/den. Master suite w/ walk in closet, jetted tub and private views deck. Cat 5 wiring, security system, R-5 foam insulation. Visit www.windermere.com/25122001 for a photo gallery or call Roger & Steve at 206-999-6937, 206-226-5300 or 206-527-5250.

A Thumbnail History of Ravenna

Ravenna and Roosevelt, also known as Ravenna-Bryant and Roosevelt-Fairview, extend north from the University of Washington, from Union Bay to Interstate-5 and Lake City Way NE. Ravenna originated before the university moved into the area and Roosevelt developed after the automobile. The university community heavily influenced both, and each reflects that in different ways.

Before the arrival of settlers from the United States, the principal feature of Ravenna and Roosevelt was the creek that drained Green Lake and emptied into Union Bay. The land was covered with tall stands of Douglas Fir hundreds of years old. Native Americans lived in a village on the western shore of Union Bay at about where the University of Washington Power Plant was later built. They lived in family groups in permanent cedar longhouses during the winter. Summers, the groups would scatter to fish, hunt, trap, and dig edible roots. The creek started relatively shallow and deepened to a steep ravine.

The earliest landowner was William N. Bell (1817-1887) who, in the name of his wife Sarah Ann (1815-1856), established ownership of the lower end of the creek. The property gained value in the mid 1880s when the Seattle, Lake Shore & Eastern Railroad was extended from Seattle up the western shore of Lake Washington. By 1887, ownership of the land changed hands several times until George and Otilde Dorffel held title. That year they platted Ravenna Springs Park, linking the Italian seaport city with the sulfur spring along the creek. They set aside the steep ravine as a park because of its beauty and perhaps because the topography precluded use as building sites. The creek had been ignored by loggers and farmers and still possessed its old-growth timber. Ravenna became a stop on the new railroad.

The following year, William W. Beck, a Presbyterian minister from Kentucky, and his wife Louise purchased 400 acres on Union Bay. They developed the property around Ravenna station into town lots. Ten acres were set aside for the Seattle Female College which, by 1890, boasted 40 students studying music and art, five years before the University of Washington moved in nearby. The college folded following the Panic of 1893. Beck also opened the Ravenna Flouring Co., which he claimed was the only grist mill in King County.

courtesy of www.HistoryLink.org

September Events

Evergreen State Fair August 25-Sept. 5
Flock to the Fair! Carnival games, rides, pig races, rodeo, lumberjack show, pie eating and bubble gum blowing contests, crafts, and more. Food, fun and entertainment for the whole family! www.evergreenfair.org

Labor Day Sept. 5th

Bumbershoot Sept. 3-6
Bumbershoot, Seattle's annual arts festival, takes place over Labor Day weekend. The festival features arts and artists of all kinds, including music, poetry, and dance. During the 4-day festival, you can choose from over 2,500 musicians and artists at 18 different stages and venues within Seattle Center. You will also enjoy Bumbershoot's many food and commercial booths.

1st Day of School Sept. 7th
Seattle Public Schools are back in session. www.seattleschools.org

Patriot Day Sept. 11th

Light the Night Walk Sept. 17th
The Leukemia & Lymphoma Society's nationwide evening Walk to build awareness of blood cancers and raise funds for cures. Walkers carry illuminated balloons to celebrate and commemorate lives touched by cancer. Anyone can participate, fundraising encouraged. Around Green Lake at 7 pm. For more info: www.lightthenight.org

Puyallup Fair Sept. 9-25
Summer's end means it's time for the annual Western Washington Fair in Puyallup. Among the top-10 largest fairs in North America, the Puyallup Fair draws over 1.3 million visitors during its 17-day run. Offering rodeos, concerts, rides, food, livestock, flowers, and commercial exhibits, the fair has no end of fun and entertainment.



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