

Steve Laevastu & Roger Turner's



The Two Hard Working
Neighborhood Experts

REAL ESTATE NEWS

Green Lake Area



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*Forget-Us-Not whenever you have any
questions regarding real estate.
We hope you enjoy your seeds!*

The following is a listing of some of the properties that have sold in our Green Lake neighborhood during the months of February and March, 2004.

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>Beds/Baths</u>	<u>Style</u>	<u>Sale Price</u>
8002 Stroud Ave N	3/1.75	1½ Story	\$280,000
105 NE 58th St	2/1	1 Story w/bsmt	\$325,000
906 N 75th St	2/1	1 Story w/bsmt	\$351,000
5427 Kensington Pl N	2/1	1 Story w/bsmt	\$365,000
2319 N 59th St	2/1	1 Story w/bsmt	\$403,000
134 NE 62nd St	3/1.75	1 Story w/bsmt	\$405,000
1146 N 77th St	2/1.75	1 Story w/bsmt	\$410,000
1826 N 57th St	4/1.75	1½ Story w/bsmt	\$419,950
1312 N 79th St	3/1.5	1 Story w/bsmt	\$422,000
121 NE 58th St	3/1	1½ Story w/bsmt	\$425,000
7712 N 79th St	4/2.5	2 Story w/bsmt	\$437,500
7517 Linden Ave N	4/2	1½ Story w/bsmt	\$449,500
5843 Woodlawn Ave N	3/2	2 Story	\$520,000
1419 N 52nd St	4/2	2 Story w/bsmt	\$539,400
123 NE 57th St	3/2.5	2 Story w/bsmt	\$545,000
7414 Corliss Ave N	6/3	2 Story w/bsmt	\$781,000
6664 E GreenLake Way N	4/3	1½ Story w/bsmt	\$799,950
5722 E GreenLake Way N	6/8	2 Story w/bsmt	\$1,570,000

Information courtesy of NWMLS & is subject to change without notice

Your Home's Life Expectancy

Maintaining the condition of your home is key to protecting the value of what may be your most important investment. Let these guidelines serve as a starting point for creating an annual schedule for home maintenance & repair. Taking steps to extend the life expectancy of your home now will pay off for you in the years to come.

Repaint the exterior every 5-7 years Paint or stain provides a protective barrier against moisture and rot. Prep the surface will, sand off any flaking paint, and wash with an anti-mildew product where needed. Areas that get a lot of sun may suffer from cracking. Northern exposures are prone to mold. These areas may need more regular touch-ups.

Clean gutters and downspouts twice a year Clogged gutters & downspouts redirect water to the lowest point in your house and cause rainwater to spill down the sides of the house. The resulting damage can include a wet basement, mold problems and damage to the siding and foundation. Clean out the dirt, branches and needles twice a year to avoid problems.

Clean the roof once a year Your roof is usually the most expensive replacement item with respect to your home. Proper maintenance can add 5 years to your roof's life. Sweep it clean and scrape off any moss. Make sure the flashing is securely attached to prevent leaks. Reattach any loose shingles.

Maintain windowsills, doorsills and thresholds Investigate the cause of leaks immediately. Check weather-stripping on windows to make sure you have a strong seal. Fill cracks, caulk edges and repaint as needed.

Replace caulk every 2-3 years Caulk prevents leaks and water damage. Even though caulking is made to last 20 years or more, exposure and other conditions can result in peeling and gaps. To make sure the seal is strong, remove the old caulk & clean the area before applying new caulk.

Reduce indoor moisture High humidity encourages mold and moisture damage. If your bathroom walls are wet after a shower, or you regularly have moisture on the inside of your windows, your indoor moisture is too high. A high-powered exhaust fan is an effective solution for everyday moisture issues.

We can help!

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 sold (indicating 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 buyers (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!**

(206) 527-5250 • (206) 999-6937 • (206) 226-5300

Local Family Events

Whirligig **Through April 14th**
Seattle Center's annual carnival of fun for kids Plenty of kid-friendly entertainment, clowns, balloon artists, face painters and a brand new "Funhouse" on the Center House Balcony

Bunny Bounce **April 10th**
3rd annual Bunny Bounce, featuring egg hunts for children ages 1 to 8, crafts, bunny encounters, and eggs-citing zoo programs throughout the day. Fun for the whole family! Activities are free with zoo admission and free for zoo members. 9:30 am - 2:00 pm www.zoo.org

Easter Breakfast **April 11th**
Enjoy Easter Breakfast at the Rain Forest Food Pavilion. The delicious menu includes ham, potatoes, breakfast meats and more, a special visit from the Easter Bunny and an up-close animal encounter. 9:30 - 11:00 am. Advance reservations and pre-payment required. For more information and reservations, call 206-684-4825 or visit www.zoo.org

Easter Sunday **April 11th**
Tax Day **April 15th**

April Pools Day **April 17th**
Water safety instruction, free swim time, demonstrations & games. This event is provided to teach drowning prevention strategies, proper life vest fitting and use, basic self-help skills and rescue in an aquatic emergency. Activities will take place at over 35 participating city and county pools across the State. Visit www.seattleredcross.org for participating pools or call 206-726-3544.

Windermere Cup **May 1st**
Mother's Day **May 9th**
Memorial Day **May 31st**


Windermere Real Estate/Oak Tree, Inc.

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