

Steve Laevastu & Roger Turner's



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REAL ESTATE NEWS

Green Lake Area



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Happy Valentine's Day!!



The following is a listing of some of the properties that have sold in our Green Lake neighborhood during January 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>Beds/Baths</u>	<u>Style</u>	<u>Sale Price</u>
109 NE 85th St	2/1	2 Story w/bsmt	\$298,000
512 N 78th St	2/1.25	1 Story w/bsmt	\$311,000
2211 N 80th St	2/1.75	1 Story w/bsmt	\$325,000
325 N 80th St	3/1.5	1½ Story	\$379,950
8253 Bagley Ave N	4/2.75	1½ Story w/bsmt	\$435,000
701 N 63rd St	2/1.5	2 Story	\$451,000
618 NE 78th St	4/3.5	2 Story w/bsmt	\$458,000
317 NE 75th St	3/4	Multi-Level	\$689,000
311 NE 75th St	2/4	2 Story w/bsmt	\$750,000

Average List Price:	\$472,806
Average Sales Price:	\$452,194
Average Days on Market:	62 Days
Average Price Per Sq. Ft.:	\$227.72

Information courtesy of NWMLS & is subject to change without notice

Choosing Interior Paint Colors: Creating A Mood

Several new home improvement tv shows have hit the airways to ever-increasing audiences, and now that the Annual Spring Home Show is in town, it's a perfect time to transform your interior wall colors to bring freshness, warmth, or just plain change. Fresh paint is one of the least expensive ways to make a dramatic impact in a room - whether it's a warm red dining room, a pleasant soft yellow kitchen, a subdued blue powder room, or a luscious purple bedroom. If you don't like it or grow tired of it, you can always paint again.

The first thing to think about when choosing a color is that each color creates its own mood. When you choose colors for your home, choose wisely, according to a room's function and how certain colors make you and your family feel. So, when you think about color, consider:

- **Red.** It demands attention and has a great emotional impact. It makes us feel empowered. It's a great color for a play area or workout room.
- **Orange.** In bright tones it's cheerful and exciting. Deeper hues are exotic and exciting. Orange and red hues increase appetite and induce laughter, making them a good choice for the dining room.
- **Yellow.** Warmth and enlightenment. Yellow is a good color to brighten up a small, dark office. Also a good choice for kitchens in softer hues.
- **Green.** Fresh, secure, and tranquil. Because it makes you feel calm and restful, it's a good color for bathrooms and bedrooms. But you have to be careful with green in the bathroom - the wrong shade can turn skin tone yellow when you look in the mirror.
- **Blue.** The color tranquility, brings comfort and serenity. Like green, great for bathrooms and bedrooms.
- **Violet.** Exuding luxury and sensuality, it's a good color for the bedroom, especially lighter shades, which are more comfortable and assuring.
- **Brown.** Symbolizing physical comfort, ease and contentment, browns and taupes are great for neutral areas like living rooms and kitchens. They are also a good bridge color for areas or hallways that tie one room to another.

Decide on the main color of your theme, which can be inspired from a favorite rug, painting, or other focal piece.

Because floor coverings aren't changed often, you'll need to consider how your paint choice will integrate with the color and texture of the floors. Take any necessary coordinating samples when you shop for paint - carpet, fabrics, wallcoverings, etc.

When you look at the paint chips, look at each color on the chip individually, masking the others. When you look at the whole strip, your eye will tend to blend them. Look at the chip in natural daylight and artificial lighting in the room that will be painted.

If you still can't decide by looking at the chips, buy a quart of small quantity in a color or two that you like. Paint a 2-foot-by-2-foot square on the wall and look at it throughout the day under various lighting conditions.

But the most important thing to remember when choosing your paint color is to select a color that feels right to you. And if you paint a wall and realize it isn't quite right, don't panic - making the trip back to the paint store for a revised color is a simple and inexpensive fix.



February Events

Northwest Flower & Garden Show
Feb. 9-13

Washington Convention Center
If you have a passion for gardening and want to join the region's top horticultural talent to celebrate Spring, then you don't want to miss the 17th Annual Northwest Flower & Garden Show. For more information, visit your local nursery or www.gardenshow.com

Lunar Year Celebration
Feb. 12

Chinatown-Union Station
Celebrate the Year of the Rooster as the Chinatown-International District welcomes you as Bank of America presents the Lunar New Year Celebration at the Union Station-Great Hall 401 South Jackson Street www.cidbia.org/events.asp

Seattle Home Show
Feb. 19-27th

Qwest Event Center
The 61st annual Spring Home Show is displaying thousands of ideas and projects from 600 exhibitors to help you remodel, redesign, improve or simply fix your home. Discount coupons available at www.seattlehomeshow.com



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