

# Steve Laevastu & Roger Turner's



The Two Hard Working  
Neighborhood Experts

**REAL ESTATE NEWS**

**Green Lake Area**



Business • 206-226-5300 Office • 206-527-5250 Direct • 206-999-6937

 *Happy Valentine's Day!*

The following is a listing of some of the properties that have sold in our Green Lake neighborhood during the month of January, 2006.

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.

## Recent Market Activity

<u>Address</u>	<u>Bdrms/Baths</u>	<u>Style</u>	<u>Sales Price</u>
350 N 76th St	2/1	1 Story w/bsmt	\$335,000
6302 5th Ave NE	2/1	1½ Story w/bsmt	\$424,000
1120 N 76th St	3/1.75	1½ Story w/bsmt	\$538,850
7554 1st Ave NE	3/2	Tri Level	\$620,000
7612 E Green Lake	3/1.75	2Story w/bsmt	\$750,000

Information courtesy of NWMLS and is subject to change without notice.

## Home Pricing Guide

Following are average 3-bedroom home sale prices for some of our Seattle and surrounding neighborhoods. Figures are based on multiple listing sales data fro homes sold during the 2nd quarter of 2005.

Bellevue	\$539,000	Seattle Mid-City	\$618,000
Bothell	\$335,000	Northeast	\$453,000
Edmonds	\$357,000	Northwest	\$436,000
Everett	\$260,000	Southeast	\$358,000
Issaquah	\$414,000	West	\$405,000
Kirkland	\$459,000	Shoreline	\$334,000
Lynnwood	\$313,000	Snohomish	\$348,000

**Call Us For a Market Evaluation of Your Home!**

## Green Lake Community Center

Neighborhood Appreciation Day  
Family Swim and Goodie Social  
Saturday, February 11  
1:30 – 3:30 p.m.  
FREE

We would like to “thank” all of our patrons and community by inviting you and your family to a FREE swim and to enjoy hot beverages, cookies, and donuts afterwards. Bring your swim gear and appetites! Swim from 1:30 to 2:30 p.m and enjoy goodies from 2:30 to 3:30 p.m. Compliments of the Green Lake Advisory Council.

Green Lake Community Center  
7201 E Green Lake Dr. N., 98115  
206-684-0780

## Preventing Mold in Your Home

Mold has become a hot topic in real estate. In addition to causing health problems in some people, mold can cause serious damage to a home if left unchecked. Whether you're buying or selling a home, how well the structure is maintained is an important factor in its value.

Molds are microscopic organisms that are found virtually everywhere, indoors and outdoors. Their natural function is to help break down dead materials. For molds to grow, they need 2 things: and organic food source, such as leaves, wood, paper or dirt, and moisture.

Mother Nature uses mold to decompose plant material. Unfortunately when present indoors, it can be equally destructive. Mold growth can damage furnishings, such as carpets, sofas and cabinets. Left unchecked, it can also cause serious damage to walls and structural elements in your home.

If you can see or smell mold inside your home, its time to take measures. Any area that has sustained past or ongoing water damage should be thoroughly inspected -you may find hidden mold growth in water damaged walls, floors or ceilings. Walls and floors that are warping or discolored can also indicate moisture problems, as can condensation on windows or walls.

Since mold is always present, there's no way to eliminate it completely. You can control indoor mold growth by controlling moisture.

1. Remove the source of moisture by fixing leaks or other water problems.
2. Make sure bathroom fans and dryers are properly vented to the outside.
3. Use a dehumidifier or air-conditioning system.
4. Insulate your home well to prevent indoor condensation.
5. Have your heating, ventilation and cooling systems professionally cleaned annually.
6. Dry-clean, rather than wet-clean your carpets.
7. Avoid carpeting bathrooms and basements.
8. Regularly clean moist areas such as the bathroom with products that treat mildew.

## February Events

Superbowl Sunday February 5th  
Super Bowl XL: **Seattle Seahawks** vs.  
Pittsburgh Steelers, Sunday, February  
5th at Ford Field in Detroit, Kickoff at  
3:30 p.m. on Channel 4.

**Go Seahawks!!!**

Northwest Flower & Garden Show  
Feb. 8-12th

Windermere is proud to be the exclusive real estate sponsor of this year's Flower & Garden Show. There's lots to do in Spring: enjoy thousands of plants and flowers in bloom! Take a walk through dozens of amazing display gardens, attend seminars, go shopping at the Washington State Convention Center. Shuttle Bus is available from the Northgate Transit Station. [www.gardenshownw.com](http://www.gardenshownw.com)

Love 'em or Leave 'em Valentine's  
Day Dash Feb. 12th  
5K fun run starts at 9:30 am near the  
Aqua Theater at Greenlake. For more  
information or to register, visit [http://  
promotionevents.com/events/events-06/  
v-daydash/index.htm](http://promotionevents.com/events/events-06/v-daydash/index.htm)

St. Valentine's Day Feb. 14th

Seattle Home Show Feb. 18-26th  
Meet the professionals at over 600 displays who will share their expert advice on all areas of home improvement, daily seminars, Built Green™, arts and crafts and home products. Idea Street™, a community of model homes showcasing the latest in building techniques, design and décor. At Qwest Field Event Center in downtown Seattle. [www2.seattlehmeshow.com](http://www2.seattlehmeshow.com)

President's Day Feb. 20th

Mardi Gras (Fat Tuesday) Feb. 28th

St. Patrick's Day March 17th