

Steve Laevastu & Roger Turner's



The Two Hard Working
Neighborhood Experts

REAL ESTATE NEWS

Green Lake Area



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We Hope You Enjoy Your Pumpkin!

The following is a listing of some of the properties that have sold in our Green Lake neighborhood during the months of August and September, 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>
315 N 80th St	2/1	1 Story w/bsmt	\$273,600	8012 Sunnyside Ave N	2/1.75	1 Story w/bsmt	\$425,000
1206 N 85th St	2/1.5	Townhome	\$299,000	358 N 82nd St	2/1	1 Story w/bsmt	\$432,000
1204 N 85th St	2/1.5	Townhome	\$302,500	8218 Bagley Ave N	4/2.25	1 Story w/bsmt	\$435,000
1202 N 85th St	2/1.5	Townhome	\$308,000	8003 Linden Ave N	2/1.5	2 Story w/bsmt	\$439,000
8501 Stone Ave N	3/1.5	Townhome	\$330,000	616 NE 78th St	4/2.5	Multi-Level	\$444,000
8512-A Midvale Ave N	3/2.5	Townhome	\$334,500	558 N 84th St	4/2	2 Story	\$444,950
318 N 71st St	2/1	1½ Story w/bsmt	\$340,150	509 NE 71st St	3/2.5	Multi Level	\$457,500
8501 Stone Ave N	3/1.5	Townhome	\$342,000	526 N 65th St	3/1.25	1 Story w/bsmt	\$460,000
409 NE 75th St	2/1	1 Story w/bsmt	\$349,950	736 N 70th St	3/1.75	1½ Story w/bsmt	\$475,000
512 N 83rd St	2/1	1½ Story	\$359,000	523 N 64th St	3/2.75	1½ Story w/bsmt	\$486,000
8054 Stroud Ave N	3/1.75	1 Story w/bsmt	\$370,000	511 NE 79th St	4/1.75	1 Story w/bsmt	\$491,500
931 N 79th St	3/1.75	1 Story w/bsmt	\$379,950	1136 N 80th St	3/2	1½ Story w/bsmt	\$495,000
8406 Linden Ave N	4/1.75	2 Story w/bsmt	\$379,000	8234 Densmore Ave N	2/1.75	2 Story	\$513,000
726 N 74th St	3/1	2 Story	\$399,950	1129 N 77th St	4/1.75	1½ Story w/bsmt	\$519,950
8006 Sunnyside Ave N	3/1	1 Story w/bsmt	\$400,000	525 N 71st St	3/1.75	2 Story	\$524,000
8217 Linden Ave N	2/1	1 Story w/bsmt	\$400,000	2306 N 77th St	3/2.25	2 Story w/bsmt	\$525,000
549 N 72nd St	3/2	1½ Story w/bsmt	\$405,000	737 N 78th St	3/2.5	2 Story	\$536,000
341 N 79th St	2/1	1 Story w/bsmt	\$410,000	2208 N 77th St	3/1.5	2 Story w/bsmt	\$575,000
507 N 80th St	3/1	1 Story w/bsmt	\$412,000	202 NE 77th St	3/1.75	2 Story w/bsmt	\$579,000
1713 N 82nd St	2/1	1 Story w/bsmt	\$414,000	452 N 64th St	4/2.75	2 Story w/bsmt	\$580,000
542 NE 79th St	3/1.75	1 Story w/bsmt	\$420,000	336 N 71st St	3/3	Multi-Level	\$599,950
940 N 76th St	4/1.75	1½ Story w/bsmt	\$424,950	8222 Corliss Ave N	3/2	2 Story w/bsmt	\$608,000
754 N 82nd St	3/1	1½ Story w/bsmt	\$425,000	2305 N 65th St	3/2	2 Story w/bsmt	\$729,000

Information courtesy of NWMLS & is subject to change without notice

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A Thumbnail History of Green Lake

...continued from last month's issue

The Olmsted Touch

The panic of 1893 temporarily halted development of what was now the Green Lake neighborhood of Seattle. Four years later, gold was discovered in the Klondike, bringing renewed prosperity to the region and a new growth cycle to Green Lake. With city coffers full again, Seattle visionaries hired the Olmsted Brothers, an eastern landscape architecture firm, to design a 20-mile long necklace of parks and boulevards traversing the city. Green Lake was to become one of the pearls. However, by 1903, the year the Olmsted master plan was approved by the Seattle City Council, settlement had reached to the shoreline, providing little opportunity to expand the park. Therefore, in 1911 John Olmsted called for a lowering of the Lake, which added 100 acres of dry land. Olmsted also designed zoological gardens for Phinney's estate, which the city had purchased from the Scotsman's widow in 1899.

In the mid-1910s, weekend excursions to Green Lake were popular among Seattleites who wanted to escape the stifling air of the city. With such exposure, by 1920 little real estate remained undeveloped. The area boasted five elementary schools, a Carnegie library, churches, and a well-established business district. The Green Lake neighborhood had become a place in which to live, to work, and to play.

Algae and Itch

But civilization was taking its toll on the lake itself. Tree cutting, homesteading, elimination of the natural flushing of the Lake, and other human activities during the past century have hastened Green Lake's natural geological succession to a bog and then meadowland. Lake goers have intervened in this process for the past 80 years. Verdant algae blooms, foul odors, and swimmers' itch have plagued residents and visitors since the time of Olmsted's vision. In 1921, Seattle's health department closed the beaches and ordered water to be diverted into the Lake from two nearby reservoirs. Another closure five years later inspired creative, but ultimately rejected plans to convert Green Lake to a salt water lake, to drain the Lake and scrape away the millennia of muck bottom, or to strategically place an enormous aerating fountain. Instead, more reservoir water poured from the reservoirs into the Lake, and chemical algae retardants made their first appearance. A depression era dredging operation and yet more chemicals followed. Despite these efforts, algae and more recently, milfoil weed, continue to thrive.

Motor Boats and Fireworks

Although the Lake has been abused, it has also proven irresistible to people and their water born activities. Outboard motor racing became a national sport in the 1930s, and its small size and placid waters made Green Lake an ideal race course. But as speeds increased with larger engines, so did the noise and the crowds. In the 1980s, Green Lake residents had finally had enough and convinced the Park Board to ban hydroplane racing altogether. The same fate befell an annual 4th of July fireworks celebration, as well as the Bite of Seattle, a popular eating and entertainment event that, after three years, was banished from the ball fields south of the community center.

Quieter activities have prevailed. A seasonal ballet of shells and oarsmen has sliced the calm Green Lake waters since the 1940s, bringing regattas to Seattle that decide national championships in both women's and men's competitions.

Courtesy of www.HistoryLink.org

October Events

Rosh Hashanah	Oct. 4th
Columbus Day	Oct. 10th
Yom Kippur	Oct. 13th
Daylight Savings Ends Fall Back! Don't forget to turn back your clocks, and check the batteries in your smoke detectors!	Oct. 30th
Halloween	Oct. 31st

Pumpkin Patches

Biringer Farm 425.259.0255
14625 40th Place NE, Everett
Weekends. www.biringerfarm.com

Carlton Farm 425.334.2297
830 Sunnyside Blvd SE, Everett
Daily. www.carletonfarm.com

Craven Farm 360.568.2601
3817 Short School Rd, Snohomish
Daily. www.cravenfarm.com

The Farm 425.334.4124
7301 Rivershore Road, Snohomish
Daily. www.thefarm1.com

Foster's Produce and Corn Maze
5818 SR 530 N.E. Arlington
360.435.5095 Daily.
www.fosterscornmaze.com

Jubilee Farm 425.222.4558
229 W Snoqualmie River Rd NE,
Carnation. Weekends.
www.jubileefarm.org

Maris Farms 253.862.2848
24713 Sumner-Buckley Hwy Buckley
Tues-Sun. www.marisfarms.com

Stocker Farms 360.568.7391
10622 Airport Way, Snohomish
Daily. www.stockerfarms.com

South 47 Farm 425.869.9777
15410 Northeast 124th Street,
Redmond Thursday-Sunday
www.farmllc.com



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