

Steve Laevastu & Roger Turner's



The Two Hard Working
Neighborhood Experts

REAL ESTATE NEWS

Green Lake Area



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Welcome Fall!

The following is a listing of some of the properties that have sold in our Green Lake 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>
8515 Linden Ave N	2/1	1 Story w/bsmt	\$253,000	1145 N 77th St	3/1	1 Story w/bsmt	\$440,500
6305 Latona Ave NE	1/1	1 Story w/bsmt	\$269,000	616 NE 78th St	4/2.5	Multi-Level	\$444,000
619 NE 75th St	3/1	1½ Story w/bsmt	\$300,000	558 N 84th St	4/2	2 Story	\$444,950
348 N 84th St	2/1	1 Story	\$330,000	509 NE 71st St	3/2.5	Multi Level	\$457,500
7503 5th Ave NE	2/1	1 Story	\$332,000	8306 8th Ave NE	3/1.5	2 Story w/bsmt	\$468,500
318 N 71st St	2/1	1½ Story w/bsmt	\$340,150	7539 1st Ave NE	4/2	1 Story w/bsmt	\$479,000
409 NE 75th St	2/1	1 Story w/bsmt	\$349,950	523 N 64th St	3/2.75	1½ Story w/bsmt	\$486,000
6531 Chapin Pl N	3/1.5	1 Story w/bsmt	\$350,000	511 NE 79th St	4/1.75	1 Story w/bsmt	\$491,500
7003 6th Ave NE	2/2.5	Townhome	\$360,000	8024 Stroud Ave NE	3/1.75	1½ Story w/bsmt	\$499,500
6537-B 5th Ave NE	3/2	Townhome	\$359,500	507 NE 71st St	3/2.5	Townhome	\$508,300
8406 Linden Ave N	4/1.75	2 Story w/bsmt	\$379,000	8234 Densmore Ave N	2/1.75	2 Story	\$513,000
539 N 73rd St	2/1	1 Story w/bsmt	\$391,500	768 N 75th St	5/2	1½ Story w/bsmt	\$553,000
8217 Linden Ave N	2/1	1 Story w/bsmt	\$400,000	532 N 71st St	4/3	2 Story w/bsmt	\$570,000
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
542 NE 79th St	3/1.75	1 Story w/bsmt	\$420,000	1415 N 82nd St	3/1.75	1½ Story w/bsmt	\$581,000
731 N 82nd St	2/1.75	1½ Story w/bsmt	\$420,000	7408 4th Ave NE	3/3.5	Townhome	\$585,000
754 N 82nd St	3/1	1½ Story w/bsmt	\$425,000	540 N 82nd St	6/2.5	2 Story w/bsmt	\$589,950
729 N 83rd St	3/2	1 Story w/bsmt	\$429,950	336 N 71st St	3/3	Multi-Level	\$599,950
8218 Bagley Ave N	4/2.25	1 Story w/bsmt	\$435,000	2305 N 65th St	3/2	2 Story w/bsmt	\$729,000

Information courtesy of NWMLS & is subject to change without notice

A Thumbnail History of Green Lake

In September 1855, surveyor David Phillips hacked his way through bushes to the muddy banks of a small lake north of Seattle's Lake Union, and found a tired, postglacial lake. His team entered the name Green Lake into their field logs, which eventually reached their employer, the Surveyor General of the United States. Their late summer visit coincided with the appearance of seasonal algae blooms and may explain the name they entered on the survey map. Area visitors have been talking about the foul smelling green stuff for the past 80 years.

The Green Lake neighborhood is contained within four of the one square mile sections surveyed by Phillips, with the Lake occupying a centerfold significance. Bounded on the west by the east slope of Phinney Ridge, on the north by N 85 Street, on the east by the I-5 corridor, and with a southern extension to N 50th Street, many of its 16,000 residents occupy 1920s-era houses originally owned by working class residents. The area had humble beginnings.

Green Lake John

In 1869, Erhart Seifried (1832-1899), a bachelor German immigrant, paddled across the Lake to the northeast shore and sank his shovel into a 132-acre homestead claim, becoming the first white settler in the area. He became known as Green Lake John. "Green Lake John" and later his wife Eltjen mingled with Indians who had known the area for generations. The couple cleared a dense stand of trees and planted an orchard.

Other homesteaders arrived to claim and to prove up on the free land made available by the Homestead Act of 1862. Speculators, with more money than brawn, took up much of the land. An eastern businessman, Charles Waters, for example, held a 179 acre stand of timber at the southwest corner of the lake, which Guy Phinney (1852-1893) would purchase in 1889 and transform into a menagerie he called Woodlands, or Woodland Park (in 2000, Woodland Park Zoo).

The Choicest Suburb

Although the original land grab was over by the mid-1870s, population growth did not start until Seattle's population boom in the late 1880s forced a northward and southward expansion beyond the city limits. Green Lake, like so many suburbs, owes its start to the cross-town trolley that enabled people to easily get to the area. In 1891, entrepreneurs E. C. Kilbourne (1856-1958) and future Seattle mayor William D. Wood (1858-1917) extended the trolley line from Fremont around the eastern shore of the lake to a terminus at the northwestern shore, near the present (2000) Bathhouse Theater. Not surprisingly, both men owned large tracts of raw land, which they logged, platted, and sold off as individual 30 x 100 foot lots at prices ranging from \$50 to \$200. Display advertising appeared in Seattle newspapers promising, "Green Lake will be Seattle's choicest suburb."

That same year, 1891, Green Lake annexed itself to the city. Wood had bought out Seifried's holdings in 1887 for \$15,000 and moved into the farmer's unadorned, pioneer style home. Kilbourne and other business associates chose more lofty sites on which to build expensive homes, above the southeast end of the lake.

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.