



INSIGHTS FROM OUR SITE

GLENN ROBERTS LAKE & COMPANY REAL ESTATE MARJIE CUNNINGHAM

This newsletter can be delivered electronically. Please opt-in by email to glenn@lakere.com. Thank you.

Marjie Cunningham and Glenn Roberts have been licensed Realtors since 1985. We bought our home in Ravenna in 1986 and have found a great deal of enjoyment in helping others realize their real estate dreams. In Lake and Company we've found a company that believes and practices with an ethic that places the client's needs above all else. Whether you are a first time buyer or an experienced investor, you can trust that we will do our very best at every step of the process to help you meet your goals.

The Summer Season Begins

With summer just around the corner, the list of activities and events in Seattle seems endless. It is a wonderful time to enjoy the great outdoors and partake in activities that interest you. We recently purchased bikes and for the first time in years have begun riding on a regular basis. The number of rail to trail bike paths in the northwest region is extensive and we are determined to hit as many of them as possible. It is a great way to explore different towns and really see the unique areas that can be found in Washington state. Six close by regional bike trails include the Burke-Gilman Trail, Puyallup Foothills Trail, Centennial Trail in Snohomish, Snoqualmie Valley Trail, Soos Creek Trail, and East Lake Sammamish Trail. A great website with descriptions of all the trails is: www.kingcounty.gov/recreation/parks/trails



Glenn Roberts
206-524-3665
glenn@lakere.com
www.glennroberts.com

Marjie Cunningham
206-380-0718
marjie@lakere.com

Lake and company

7801 Green Lake Dr. N.
Seattle, WA 98103
206-524-3665

Summertime Events

For festival calendars, ideas about great places to go, and a general comprehensive guide to warm weather fun, search: www.seattletimes.com/summertimeguide
Some popular Seattle summertime events include:

Fremont Fair- Solstice Parade June 18-19
www.fremontfair.com

Lake Union Wooden Boat Festival July 2-4
www.cwb.org/2011-wooden-boat-festival

Seafair Milk Carton Derby-Green Lake July 16-17
www.seafair.com

Bite of Seattle July 16-17
www.comcastbiteofseattle.com

Bellevue Arts Museum Arts Fair July 28-31
www.bellevuearts.org

Seafair Torchlight Parade July 30
www.seafair.com

Bumbershoot Sept 3-5
www.bumbershoot.org

EcoRate.com: Compares Green Attributes And Affordability of Household Products

Shoppers can now make ecologically intelligent comparisons on an array of products ranging from automobiles to washers, thanks to a startup called **Eco-rate**. Products are evaluated by five factors: environmental impact, consumption of natural resources, toxicity, lifestyle cost, and price. Other sections include an explanation of the ratings, an eco-dictionary, buying guides, and a rebate directory. www.ecorate.com

MARKET SNAPSHOT

April 2010 to April 2011 Statistics
for Single Family Homes in Seattle

| | Active | Pending | Closed | Median \$ |
|-----------------|--------|---------|--------|-----------|
| 2010 | 2,438 | 892 | 523 | \$414,500 |
| 2011 | 1,847 | 654 | 481 | \$385,000 |
| % Change | -24.24 | -26.68 | -8.03 | -7.12 |

2010-2011 Cost vs. Value Report

Remodel Magazine and the **Realtor** organization have just released the annual Cost vs. Value Report listing average remodeling costs and projecting the return on your investment if the home were to be sold.

According to **Realtor Magazine**, projects have become more affordable to complete, with construction costs down 10.4 percent overall, but those lower costs were overmatched by a 15.8 percent drop in estimated resale values. Although this drop is an issue for those looking to remodel and immediately sell, for homeowners looking to sell in several years, now is a great time to take advantage of reduced construction costs.

If you have additional questions or would like a full report, please give me a call.

| PROJECT TYPE | SEATTLE | | |
|-------------------------------------|----------|--------------|---------------|
| | Job Cost | Resale Value | Cost Recouped |
| Attic Bedroom Remodel | \$59,523 | \$46,396 | 77.9% |
| Backup Power Generator | 16,399 | 8,010 | 48.8% |
| Basement Remodel | 75,182 | 59,633 | 79.3% |
| Bathroom Addition | 47,187 | 28,027 | 59.4% |
| Bathroom Remodel | 19,167 | 13,500 | 70.4% |
| Deck Addition (wood) | 12,838 | 9,271 | 72.2% |
| Deck Addition (composite) | 16,770 | 11,441 | 68.2% |
| Entry Door Replacement (steel) | 1,325 | 1,427 | 107.7% |
| Entry Door Replacement (fiberglass) | 3,776 | 1,849 | 49.0% |
| Family Room Addition | 96,222 | 62,691 | 65.2% |
| Garage Addition | 67,918 | 42,859 | 63.1% |
| Garage Door Replacement | 1,377 | 1,087 | 78.9% |
| Home Office Remodel | 31,160 | 13,632 | 43.7% |
| Major Kitchen Remodel | 63,846 | 47,674 | 74.7% |
| Master Suite Addition | 122,966 | 80,930 | 65.8% |
| Minor Kitchen Remodel | 23,210 | 17,370 | 74.8% |
| Roofing Replacement | 24,042 | 13,128 | 54.6% |
| Siding Replacement (vinyl) | 12,969 | 7,574 | 58.4% |
| Sunroom Addition | 81,829 | 35,690 | 43.6% |
| Two-Story Addition | 188,421 | 124,719 | 66.2% |
| Window Replacement (vinyl) | 12,298 | 8,774 | 71.3% |
| Window Replacement (wood) | 13,623 | 9,651 | 70.8% |

Ravenna Craftsman Bungalow Tour



The Seattle Architecture Foundation is organizing a [Classic Craftsman Bungalow walking tour in the Ravenna](#) neighborhood on September 24th and 25th.

From the website: "Houses, gardens and selected interiors showcase why this classic style never goes out of fashion. Tour lasts approximately three hours and begins at Roosevelt High School 1410 NE 66th St. \$30 in advance. These tours usually sell out about two weeks in advance."

The area covered ranges from Ravenna Park at NE 62nd Street north to NE 70th Street and you'll see homes between 15th Ave NE and 19th Ave NE.

If you own a Bungalow and would like to have it on the tour, contact me and I will put you in touch with the panel in charge of organizing the walk.

The walk is held in conjunction with the [Historic Seattle Bungalow Fair](#) For you print readers the Bungalow Fair's URL is: <http://www.historicseattle.org> and the Ravenna Tour can be found at: http://seattlearchitecture.org/tour_ravenna.html

Call me with any other questions and I can put you in touch with the appropriate party.

[Disposing of Hazardous Waste and Electronics](#)



The requirements for disposing of hazardous waste and electronics are constantly changing. A fantastic resource for finding up-to-date information on what to do with items such as TV monitors, batteries, light-bulbs, paint, etc. is King County's Local Hazardous Waste Management Program. They have recently updated their site with an easy to use search function. Type in the material in question, and the website brings up several methods of disposal. It also provides links to private organizations that will reuse the items. www.lhwmp.org