

STROUPE'S Condo Scoop



YOUR SOURCE FOR DOWNTOWN SEATTLE, QUEEN ANNE & CAPITOL HILL/EASTLAKE REAL ESTATE



featured building

Market Place North

Sophisticated market living.

The location of Market Place North is next to Seattle's beloved Pike Place Market and truly represents downtown living to its fullest.

This gracious downtown high rise is a one of a kind building in Seattle. The distinguished "wedge" building creates bright terraces and spectacular views. All this and the Market right at your doorstep.

inside this issue

Featured Building

Market Place North

Sold Listings Last Month

Downtown Seattle, Queen Anne & Capitol Hill/Eastlake

July Condo Stats

See how the stats compare to last year at this time.

Featured Listing

Spectacular Views.

Building Statistics

Address 2021 First Avenue
& 88 Virginia Street

Total # of Units 91
(including commercial)

Year Built 1982

Total Stories 21

*Information is from King County Tax Records

Featured Building stats continued inside.



JAMES STROUPE

Associate Broker & Condo Specialist

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tel 206.910.5000

email james@stroupe.com

Windermere

move into the current

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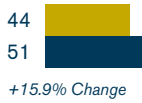
Condo Comparison July 2004 / 2005

Downtown Seattle

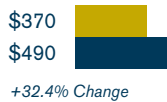
Average Prices

2004	2005
List \$303,586	List \$511,884
Sold \$300,520	Sold \$505,975
-1.0% Variance	-1.2% Variance

Sold Listings



Average \$ / SF

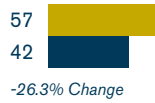


Queen Anne

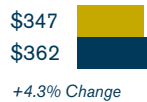
Average Prices

2004	2005
List \$300,184	List \$323,456
Sold \$296,331	Sold \$326,278
-1.3% Variance	+0.9% Variance

Sold Listings



Average \$ / SF



Capitol Hill/Eastlake

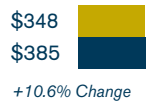
Average Prices

2004	2005
List \$339,096	List \$336,443
Sold \$331,242	Sold \$333,244
-2.3% Variance	-1.0% Variance

Sold Listings



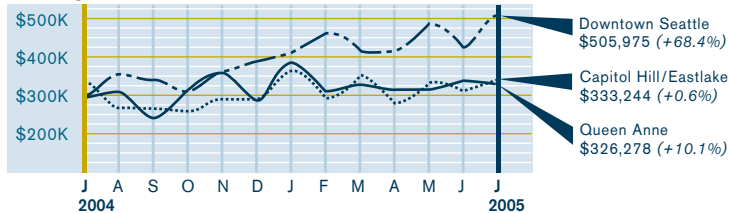
Average \$ / SF



Seattle Area Trends

- Downtown Seattle
- Queen Anne
- Capitol Hill/Eastlake

Average Sold Prices, July 2004 – 2005



James Stroupe
Associate Broker & Condo Specialist
tel 206.910.5000
james@stroupe.com

The best location.
In the know.



my philosophy Buying or selling a property is one of the most important financial decisions you will ever make. When it comes to the competitive Seattle real estate market, the place to be is in the know. I believe in taking the time to educate clients so they can make smarter, more informed choices.

beyond expectations Having an experienced, savvy agent on your side is key to achieving the results you desire. Meeting my clients' needs above and beyond their expectations is the foundation of my success. I take pride in offering the highest level of professional integrity and reliable service. To learn more about how I can help you reach your real estate goals and turn your dreams into reality, contact me today or visit my website at www.stroupe.com.

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move into the current



Sold Listings July 2005

Downtown Seattle

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Avenue One								
2721 1st Ave	PH08	1,230	\$671	2	2	1	\$ 825,000	\$ 825,000
2721 1st Ave	1208	1,230	\$610	2	2	1	\$ 769,000	\$ 750,000
2721 1st Ave	1205	900	\$539	2	1	1	\$ 499,000	\$ 485,000
2721 1st Ave	905	900	\$500	2	1	1	\$ 455,000	\$ 450,000
2721 1st Ave	605	900	\$477	2	1	1	\$ 429,000	\$ 429,000
2721 1st Ave	210	728	\$433	1	1	1	\$ 330,000	\$ 315,000
Bellora								
2716 Elliott Ave	905	636	\$519	1	1	2	\$ 339,900	\$ 330,000
2716 Elliott Ave	703	516	\$488	0	1	2	\$ 249,000	\$ 252,000
2716 Elliott Ave	604	491	\$487	0	1	2	\$ 238,990	\$ 238,990
2716 Elliott Ave*	907	733	\$518	1	1	2	\$ 379,900	\$ 379,900
The Concord								
2929 1st Ave	200	1,128	\$545	2	1.75	5	\$ 630,000	\$ 615,000
2929 1st Ave	1219	1,080	\$537	2	1.75	5	\$ 589,000	\$ 580,000
2929 1st Ave	919	1,065	\$540	2	1.75	5	\$ 575,000	\$ 575,000
2929 1st Ave	211	658	\$494	1	1	5	\$ 325,000	\$ 325,000
Cristalla								
2033 2nd Ave	1402	1,558	\$619	2	2	0	\$ 880,000	\$ 965,000
2033 2nd Ave	1502	1,583	\$581	2	2	0	\$ 920,000	\$ 920,000
2033 2nd Ave	1504	1,108	\$496	2	1.75	0	\$ 550,000	\$ 550,000
2033 2nd Ave	1506	803	\$473	1	1.5	0	\$ 379,990	\$ 379,990
2033 2nd Ave	103	740	\$495	0	1	0	\$ 364,950	\$ 366,000
2033 2nd Ave	1005	440	\$556	0	1	0	\$ 244,500	\$ 244,500
The Florentine								
526 1st Ave S	408	1,110	\$342	2	1	96	\$ 389,000	\$ 380,000
526 1st Ave S	412	1,031	\$320	1	1	96	\$ 339,000	\$ 330,000
526 1st Ave S*	401	1,251	\$274	1	1.5	96	\$ 346,950	\$ 343,000
526 1st Ave S*	213	1,230	\$276	2	1.5	96	\$ 349,995	\$ 340,000
The Newmark								
1415 2nd Ave	1504	1,004	\$397	2	2	14	\$ 399,000	\$ 399,000
1415 2nd Ave	2101	610	\$500	1	1	14	\$ 309,000	\$ 305,000
Royal Crest								
2100 3rd Ave	1605	1,323	\$325	2	1.75	32	\$ 409,500	\$ 430,000
2100 3rd Ave*	1503	976	\$384	2	1.75	32	\$ 384,000	\$ 375,000
Seattle Heights								
2600 2nd Ave	1505	1,274	\$473	2	1.75	12	\$ 600,000	\$ 602,500
2600 2nd Ave	609	436	\$516	0	1	12	\$ 225,000	\$ 225,000
The Vine Building								
2607 Western Ave	208	921	\$445	2	1.75	3	\$ 379,000	\$ 410,000
2607 Western Ave	606	696	\$520	1	1	3	\$ 349,950	\$ 362,000
Watermark Tower								
1107 1st Ave	1002	1,053	\$499	2	1.75	22	\$ 525,000	\$ 525,000
1107 1st Ave	1004	1,068	\$463	2	1.75	22	\$ 495,000	\$ 495,000
1107 1st Ave	604	824	\$485	1	1	22	\$ 409,000	\$ 400,000
1107 1st Ave	804	824	\$474	1	1	22	\$ 399,000	\$ 390,645
Other Properties								
715 2nd Ave	1701	2,726	\$807	2	2.5	5	\$2,395,000	\$2,200,000
1500 4th Ave	1001	2,644	\$586	2	3	96	\$1,595,000	\$1,550,000
98 Union St	507	2,021	\$445	2	2.5	20	\$ 950,000	\$ 900,000

* Properties closed in June that did not post until July. ** Sold as a "shell". Not included in statistics.
 All July "sold" data provided by NWMLS or King County tax records as of August 3, 2005. July "sold" listing information which did not post by August 3 will be published in the next edition. This information is not guaranteed to be error-free and should not be relied upon. All information should be verified.

Downtown Seattle *(continued)*

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
210 3rd Ave S	4C	1,852	\$410	1	1.75	101	\$ 765,000	\$ 760,000
88 Virginia St	3	1,202	\$570	2	2	23	\$ 684,750	\$ 684,750
2201 3rd Ave	2504	1,254	\$526	2	1.75	26	\$ 650,000	\$ 660,000
1900 Alaskan Way*	511	922	\$427	1	1	8	\$ 389,900	\$ 394,150
2125 1st Ave	805	700	\$524	1	1	24	\$ 385,000	\$ 366,500
2415 2nd Ave	732	1,033	\$353	2	2	11	\$ 364,900	\$ 364,900
80 S Jackson*	302	975	\$359	1	1	105	\$ 369,000	\$ 350,000
2621 2nd Ave*	1402	815	\$411	1	1	25	\$ 334,900	\$ 334,900
2801 1st Ave*	707	719	\$410	1	1	4	\$ 295,000	\$ 295,000
2414 1st Ave	401	741	\$371	1	1	11	\$ 275,000	\$ 275,000
1420 Terry Ave	606	618	\$405	1	1	3	\$ 239,000	\$ 250,000
425 Vine St	525	385	\$343	0	1	6	\$ 132,000	\$ 132,000

Queen Anne

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Queen Anne Properties								
405 Prospect St	300	2,600	\$548	3	2.5	75	\$1,425,000	\$1,425,000
1907 Taylor Ave N	3	1,648	\$452	3	1.75	6	\$ 725,000	\$ 745,000
2040 Waverly Pl N	302	1,608	\$395	2	2	15	\$ 650,000	\$ 635,000
2120 8th Ave N	203	1,320	\$424	2	2.5	14	\$ 560,000	\$ 560,000
2135 Westlake Ave N		1,764	\$283	3	2.5	21	\$ 499,000	\$ 500,000
2420 8th Ave N	301	1,101	\$450	2	2	14	\$ 495,000	\$ 495,000
655 Crockett St	A201	1,104	\$362	2	2	1	\$ 399,990	\$ 399,990
1001 Queen Anne Ave N	PH1	1,025	\$341	2	1	35	\$ 329,950	\$ 350,000
500 W Roy St	105	1,071	\$327	2	2	23	\$ 350,000	\$ 350,000
2432 Dexter Ave N	A	1,159	\$302	3	1	9	\$ 349,950	\$ 349,950
3044 14th Ave W	B202	1,374	\$251	2	2.5	15	\$ 345,000	\$ 345,000
2530 15th Ave W	604	1,046	\$327	2	1.75	4	\$ 339,000	\$ 342,000
521 5th Ave W	401	1,019	\$335	2	1.75	42	\$ 340,000	\$ 341,000
1110 W Howe St	301	1,265	\$269	2	1.75	16	\$ 325,000	\$ 340,000
965 W Nickerson	45	1,200	\$274	2	2	21	\$ 329,000	\$ 329,000
520 2nd Ave W	104	796	\$396	2	1	13	\$ 315,313	\$ 315,500
18 Dravus St	307	925	\$324	2	2	6	\$ 295,000	\$ 300,000
17 W Mercer St	202	718	\$416	1	1	3	\$ 298,950	\$ 298,950
701 Galer St	408	910	\$321	1	1	13	\$ 289,950	\$ 292,000
655 Crockett St	A304	674	\$420	1	1	1	\$ 282,990	\$ 282,990
1525 Taylor Ave N	507	512	\$502	1	1	45	\$ 264,000	\$ 257,000
123 Queen Anne Ave N	507	524	\$490	1	1	5	\$ 259,950	\$ 256,500
18 Dravus St	302	716	\$349	1	1	6	\$ 249,950	\$ 249,950
1401 5th Ave W	207	615	\$405	1	1	85	\$ 249,000	\$ 249,000
326 Queen Anne Ave N	303	623	\$393	1	1	4	\$ 240,000	\$ 245,000
2021 4th Ave N	6	750	\$327	1	1	96	\$ 235,000	\$ 245,000
1601 Taylor Ave N	201	639	\$379	1	1	43	\$ 236,000	\$ 242,500
1401 5th Ave W	307	615	\$379	0	1	85	\$ 229,950	\$ 232,950
769 Hayes St	205	753	\$304	2	1.75	16	\$ 225,000	\$ 229,000
550 Aloha St	102	684	\$329	1	1	24	\$ 196,000	\$ 225,000
520 2nd Ave W	403	619	\$362	1	1	13	\$ 219,500	\$ 224,000
1909 10th Ave W	305	474	\$464	1	1	3	\$ 219,950	\$ 219,950
275 W Roy St	116	598	\$360	1	1	23	\$ 217,950	\$ 215,000
275 W Roy St	204	598	\$351	1	1	23	\$ 210,000	\$ 210,000
1017 W Nickerson	23	674	\$282	1	1	40	\$ 184,900	\$ 190,000
1015 W Nickerson	224	700	\$266	1	1	40	\$ 179,950	\$ 186,000
1525 Taylor Ave N	206	512	\$361	0	1	45	\$ 185,000	\$ 185,000

Queen Anne *(continued)*

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
1017 W Nickerson*	33	720	\$256	1	1	40	\$ 184,500	\$ 184,500
133 Queen Anne Ave N*	502	443	\$395	0	0.75	4	\$ 174,950	\$ 174,950
524 6th Ave W	102	500	\$342	1	1	8	\$ 169,500	\$ 171,000
2244 13th Ave W	403	590	\$271	1	1	15	\$ 155,000	\$ 160,000
2530 15th Ave W	403	682	\$227	1	1	4	\$ 155,000	\$ 155,000

Capitol Hill/Eastlake

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Capitol Hill / Eastlake Properties								
2414 43rd Ave E	B3	1,724	\$653	2	1.75	5	\$1,185,000	\$1,125,000
1505 11th Ave	403	1,989	\$465	1	1.75	92	\$ 940,000	\$ 925,000
613 E Highland Dr	4	2,114	\$400	3	2.5	21	\$ 845,000	\$ 845,000
1301 Spring St	28 G	1,500	\$553	2	1.75	23	\$ 875,000	\$ 830,000
1300 University St	11A	1,930	\$389	2	1.75	25	\$ 799,000	\$ 750,000
1300 University St	11A	1,930	\$389	2	1.75	25	\$ 799,000	\$ 750,000
1101 Seneca St*	1802	1,746	\$329	3	1.75	24	\$ 619,000	\$ 575,000
2920 Eastlake Ave E	306	1,401	\$403	1	1.75	1	\$ 579,000	\$ 565,000
1420 Terry Ave	1108	1,101	\$465	2	1.75	3	\$ 525,000	\$ 512,500
1305 E Republican St	2	1,313	\$380	3	1	77	\$ 499,000	\$ 499,000
2920 Eastlake Ave E	304	1,402	\$356	2	1.75	1	\$ 499,000	\$ 499,000
1202 Lakeview Blvd E	4	1,132	\$430	2	2	15	\$ 485,000	\$ 487,290
1202 Lakeview Blvd E	4	1,132	\$430	2	2	15	\$ 485,000	\$ 487,200
1420 Terry Ave	301	1,103	\$412	2	1.75	3	\$ 449,000	\$ 454,000
2364 Fairview Ave E	10	1,181	\$381	2	1.25	18	\$ 449,950	\$ 449,950
1516 E Pike St*	301	1,139	\$385	2	1.75	25	\$ 439,950	\$ 439,000
334 Lakeside Ave S*	403	683	\$640	2	1	40	\$ 398,950	\$ 437,419
1420 Terry Ave	401	1,103	\$385	2	2	3	\$ 425,000	\$ 425,000
200 17th Ave E	201	982	\$407	2	1	76	\$ 384,990	\$ 399,990
317 Lakeside Ave S	1	not avail	n/a	1	1	99	\$ 399,000	\$ 399,000
1807 E Pike St	B	1,175	\$330	2	1.5	5	\$ 405,000	\$ 387,500
1621 E Spring St	1b(2)	1,031	\$374	2	2	1	\$ 385,950	\$ 385,950
317 Lakeside Ave S	2	700	\$550	1	1	99	\$ 369,000	\$ 385,000
1301 Spring St	12B	865	\$436	1	1.5	23	\$ 379,000	\$ 377,500
1717 16th Ave	11	1,090	\$326	2	1.5	25	\$ 349,950	\$ 355,000
200 17th Ave E	301	841	\$416	1	1	76	\$ 339,990	\$ 350,000
1014 E Roy St	31	1,010	\$347	2	1	77	\$ 350,000	\$ 350,000
1812 25th Ave	A	967	\$362	2	1.5	24	\$ 349,950	\$ 349,950
1420 Terry Ave	1704	750	\$461	1	1	3	\$ 349,900	\$ 346,000
200 17th Ave E	304	707	\$473	1	1	76	\$ 329,990	\$ 334,590
200 17th Ave E*	207	767	\$430	1	1	76	\$ 329,990	\$ 329,990
400 Boylston Ave E	401	766	\$428	1	1	74	\$ 325,000	\$ 328,000
416 E Roy St	L	843	\$386	2	1	95	\$ 325,000	\$ 325,000
1101 Seneca St	302	1,095	\$297	2	1.75	24	\$ 339,950	\$ 325,000
1733 15th Ave	201	946	\$333	2	2	105	\$ 328,000	\$ 315,000
215 20th Ave E*	201	944	\$325	2	2	6	\$ 299,950	\$ 307,250
1420 Terry Ave	404	793	\$385	1	1	3	\$ 309,900	\$ 305,000

“Courteous, helpful, reliable and knowledgeable are some of the adjectives that come to mind. Jim Stroupe worked well with my husband, myself and our son. We appreciated the fact that he did not use aggressive sales tactics and allowed us to decide in our own time and pace and was there to guide us.” —*Dr. Ralph & Melanie Rabkin with son Brian*

Capitol Hill/Eastlake *(continued)*

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
1420 Terry Ave	1406	625	\$480	1	1	3	\$ 299,950	\$ 299,950
704 Belmont Pl E	2	558	\$536	1	1	80	\$ 294,900	\$ 299,000
1740 Melrose Ave	301	1,205	\$245	2	1.75	42	\$ 299,950	\$ 295,000
721 Boylston Ave E	305	737	\$393	1	1.5	75	\$ 300,000	\$ 290,000
2001 E Yesler Way	21	1,400	\$205	2	1.75	25	\$ 299,950	\$ 287,000
2717 Franklin Ave E	103	873	\$326	2	1	75	\$ 295,000	\$ 285,000
1700 Bellevue Ave	404	616	\$438	1	1	16	\$ 279,900	\$ 270,000
3100 Fairview Ave E	201	702	\$379	1	1	14	\$ 254,950	\$ 266,150
1501 E Spring St	10	427	\$621	1	1	23	\$ 272,600	\$ 265,000
1400 Hubbell Pl	1010	896	\$296	2	1.75	48	\$ 260,000	\$ 265,000
1420 Terry Ave	807	622	\$426	1	1	3	\$ 264,950	\$ 264,950
1700 Bellevue Ave	304	616	\$422	1	1	16	\$ 269,900	\$ 260,000
214 13th Ave E	12	700	\$371	1	1	88	\$ 259,950	\$ 259,950
501 E Harrison*	326	774	\$335	2	1	52	\$ 244,950	\$ 259,000
1420 Terry Ave	606	618	\$405	1	1	3	\$ 239,000	\$ 250,000
416 E Roy St	A	702	\$356	1	1	95	\$ 249,950	\$ 250,000
300 10th Ave	A409	not avail	n/a	1	1	15	\$ 274,990	\$ 249,990
1700 Bellevue Ave	405	616	\$406	1	1	16	\$ 254,900	\$ 249,950
1700 Bellevue Ave*	204	616	\$402	1	1	16	\$ 249,900	\$ 247,500
308 E Republican St	702	948	\$257	1	1	45	\$ 255,000	\$ 243,250
535 Summit Ave E	201	690	\$351	1	1	21	\$ 219,950	\$ 242,000
1733 15th Ave	203	610	\$390	1	1	105	\$ 238,000	\$ 238,000
1631 16th Ave	113	657	\$361	1	1	76	\$ 237,000	\$ 237,000
632 13th Ave E	12	687	\$342	2	1	46	\$ 229,950	\$ 235,000
2829 Franklin Ave E*	N4	601	\$381	1	1	20	\$ 229,000	\$ 229,000
308 Summit Ave E*	404	631	\$338	1	1	38	\$ 213,000	\$ 213,000
300 10th Ave*	B109	not avail	n/a	1	1	15	\$ 209,990	\$ 209,990
720 Lakeside Ave S	401	525	\$383	1	1	48	\$ 199,950	\$ 201,092
200 17th Ave E	103	536	\$373	0	1	76	\$ 199,990	\$ 200,000
214 Summit Ave E	201	780	\$256	2	1	88	\$ 205,000	\$ 200,000
200 17th Ave E	102	544	\$368	0	1	76	\$ 199,990	\$ 199,990
1200 Boylston Ave E	804	600	\$331	1	1	45	\$ 198,500	\$ 198,500
1733 15th Ave	202	505	\$392	1	0.75	105	\$ 198,000	\$ 198,000
3121 Franklin Ave E	34	569	\$347	1	1	77	\$ 199,990	\$ 197,500
1400 Hubbell Pl	608	574	\$344	1	1	48	\$ 192,000	\$ 197,500
1614 Summit Ave	407	594	\$320	1	1	15	\$ 184,000	\$ 190,000
606 E Thomas St	Q	800	\$238	1	1	99	\$ 194,900	\$ 190,000
1605 E Olive St	201	Co-Op	n/a	1	1	79	\$ 184,000	\$ 184,000
300 10th Ave	B107	not avail	n/a	1	1	15	\$ 171,990	\$ 175,990
2205 Boylston Ave E		700	\$250	1	1	45	\$ 179,950	\$ 175,000
3121 Franklin Ave E	31	512	\$334	0	1	77	\$ 170,000	\$ 171,000
720 Lakeside Ave S	103	524	\$324	1	1	48	\$ 169,000	\$ 169,950
1832 11th Ave	D-2	770	\$208	1	1	96	\$ 163,500	\$ 160,000
1101 17th Avenue	308	453	\$342	0	1	77	\$ 155,000	\$ 155,000
700 E Denny Way	205	367	\$422	0	1	5	\$ 154,990	\$ 154,990
211 Summit Ave E	N-302	383	\$329	0	1	21	\$ 125,000	\$ 126,000
1107 E Denny Way	D-5	Co-Op	n/a	0	1	96	\$ 107,000	\$ 107,000
1400 Hubbell Pl	314E	445	\$230	0	1	48	\$ 99,950	\$ 102,500

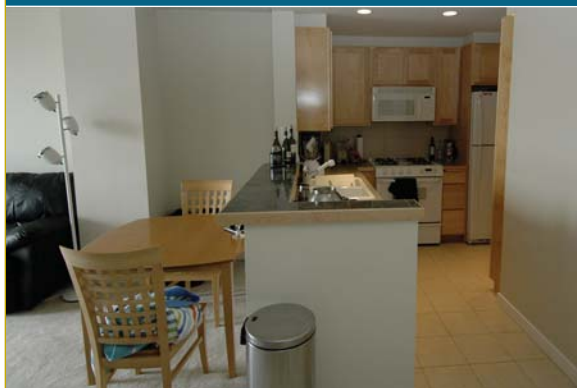
**JAMES
STROUPE**

move into the current

For a free, no-obligation property analysis
or consultation, contact James Stroupe
direct at 206.910.5000 or james@stroupe.com.

www.stroupe.com

featured listing *(continued from back cover)*



2607 Western Avenue, #508

Located right in Belltown with some of the city's finest restaurants, shops, and entertainment, from here the complexity of urban life is yours to discover.

Features

Puget Sound & City views; personal deck; walk-in-closet; open floor plan; secured parking, entrance and storage. Building features include roof top deck; fitness center; 24 hour concierge; project room; club room; guest suites.



More info, stats and photos of this listing can be found online at www.stroupe.com/featured.

featured building *(continued from cover)*



Market Place North Facts & Stats

Amenities

Lush center courtyard; secured entrance with doorman; concrete and steel construction; located in the Market and on desirable First Avenue; home owners dues include electric; secured parking.

Next Month's Featured Building
Montreux

Listing History, Past 12 Months

Total # of Units Listed 8 units

Total # of Unit Sales 6 units

(plus zero sold subject to inspection and zero pending sales)

Currently Active on Market 1 unit

(as of 8/1/05)

Sales History, Past 12 Months

Average-Unit Orig. List Price \$733,292

Average-Unit Sale Price \$701,125

(for 9 sales)

List / Sold Price Ratio 95.6%

Average Market Time 89 Days

featured listing

Spectacular Views.

2607 Western Avenue, #508

Watch the world unfold from your window. Enjoy spectacular Puget Sound views from this west facing unit in the award winning Vine Building. This unit features an open floor plan with gas burning fireplace; kitchen with gas cooking, pantry & eating bar; upgraded bath; and in-unit washer/dryer.

More photos and details inside.

Property	
price	\$375,000
bedrooms	1
bathrooms	1
parking	1, secured
year built	2002
size	694 SF (approx)
HOD	\$204 / month
taxes	\$2,958 / year

Please call for a private viewing.

JAMES STROUPE

Associate Broker & Condo Specialist

tel 206.910.5000

james@stroupe.com



More info, stats and photos of this listing can be found online at www.stroupe.com/featured.

JAMES STROUPE

Windermere Real Estate / Wall Street, Inc.

James Stroupe, Associate Broker
PO Box 19385
Seattle, WA 98109

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July 2005 Condominium Sales Statistics

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