

# STROUPE'S Condo Scoop



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



## featured building

### 81 Vine

Original. Restored. Enhanced.

Today the renovated 81 Vine is an eclectic live/work space with a European aesthetic. In the late 1990s, this 1914 box factory was stripped to its structural bones and topped with two stories of penthouse condos graced by vaulted roofs, rounded balconies and French doors. This visionary urban renewal project added the best of modern environmentally conscious construction while preserving the original brick facade, 46 arched windows and a parapet detailed with brick corbels. With no two units alike, and a whimsical water feature by artist Buster Simpson, 81 Vine is eclectic living at its best.

#### Building Statistics

<b>Address</b>	81 Vine Street
<b>Total # of Units</b>	24
<i>(including commercial)</i>	
<b>Year Built</b>	1914
<b>Year Renovated</b>	2000
<b>Total Stories</b>	5

\*Information is from King County Tax Records

**Featured Building** stats continued inside.

## inside this issue

### Featured Building

81 Vine

### Sold Listings Last Month

Downtown Seattle, Queen Anne & Capitol Hill/Eastlake

### September Condo Stats

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

### Featured Listing

Captivating Views.

### In the Neighborhood

James Stroupe receives 2005 FIVE STAR: Best in Client Satisfaction<sup>SM</sup> Seattle real estate agent distinction



## JAMES STROUPE

Associate Broker & Condo Specialist

Call today for a free buying or selling consultation.  
tel 206.910.5000  
email james@stroupe.com

Windermere

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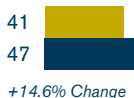
# Condo Comparison September 2004 / 2005

## Downtown Seattle

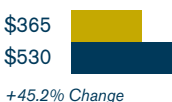
### Average Prices

2004	2005
List \$348,540	List \$495,508
Sold \$341,965	Sold \$483,928
-1.9% Variance	-2.3% Variance

### Sold Listings



### Average \$ / SF



## Queen Anne

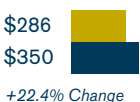
### Average Prices

2004	2005
List \$244,909	List \$314,152
Sold \$242,799	Sold \$314,039
-0.9% Variance	+0.0% Variance

### Sold Listings



### Average \$ / SF

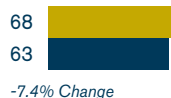


## Capitol Hill/Eastlake

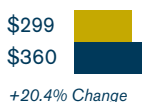
### Average Prices

2004	2005
List \$269,762	List \$327,718
Sold \$268,945	Sold \$328,530
-0.3% Variance	+0.2% Variance

### Sold Listings



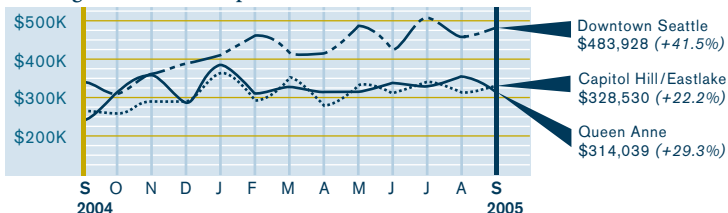
### Average \$ / SF



## Seattle Area Trends

- Downtown Seattle
- Queen Anne
- ..... Capitol Hill/Eastlake

### Average Sold Prices, September 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](http://www.stroupe.com).

**JAMES STROUPE**  
move into the current



# Sold Listings September 2005

## Downtown Seattle

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Belltown Lofts</b>								
66 Bell St	104	787	\$390	1	1	5	\$ 315,000	\$ 307,000
66 Bell St	32	635	\$315	1	1	5	\$ 199,900	\$ 199,825
<b>The Concord</b>								
2929 1st Ave	307	781	\$461	1	1	5	\$ 374,900	\$ 360,000
2929 1st Ave	1004	597	\$569	1	1	5	\$ 339,500	\$ 339,500
<b>Cristalla</b>								
2033 2nd Ave	2102	1,558	\$796	2	2	0	\$1,240,000	\$1,240,000
2033 2nd Ave	2003	1,380	\$623	2	2	0	\$ 850,000	\$ 859,500
2033 2nd Ave	803	1,394	\$545	2	2	0	\$ 799,000	\$ 760,000
2033 2nd Ave	2204	1,130	\$646	2	1.75	0	\$ 730,000	\$ 730,000
2033 2nd Ave*	1400	928	\$600	1	1	0	\$ 569,900	\$ 557,000
2033 2nd Ave	1610	870	\$603	1	1	0	\$ 525,000	\$ 525,000
2033 2nd Ave	1706	811	\$629	1	1.5	0	\$ 509,950	\$ 509,950
2033 2nd Ave	2106	802	\$574	1	1.5	0	\$ 459,990	\$ 459,990
2033 2nd Ave	2105	608	\$625	1	1	0	\$ 379,990	\$ 379,990
2033 2nd Ave	100	675	\$541	0	1	0	\$ 374,900	\$ 365,000
2033 2nd Ave	1206	422	\$829	0	1	0	\$ 350,000	\$ 350,000
<b>The Ellington</b>								
2801 1st Ave	309	1,282	\$442	2	1.75	5	\$ 525,000	\$ 566,600
2801 1st Ave	218	702	\$536	1	1	5	\$ 379,950	\$ 376,000
2801 1st Ave	308	702	\$463	1	1	5	\$ 325,000	\$ 325,000
2801 1st Ave	805	447	\$459	0	1	5	\$ 199,950	\$ 204,950
<b>The Fix Building</b>								
1507 Western Ave	403	824	\$375	0	1	95	\$ 312,000	\$ 309,000
1507 Western Ave	402	729	\$355	0	1	95	\$ 266,000	\$ 259,000
1507 Western Ave	R202	709	\$339	0	1	95	\$ 249,950	\$ 240,000
<b>The Florentine</b>								
526 1st Ave S	304	1,115	\$332	2	1	14	\$ 369,950	\$ 369,950
526 1st Ave S	306	1,166	\$282	2	1	14	\$ 329,950	\$ 329,000
<b>Market Court</b>								
2030 Western Ave	706	1,300	\$577	2	1.75	16	\$ 769,000	\$ 750,000
2030 Western Ave	511	1,207	\$551	2	2	16	\$ 724,000	\$ 665,000
<b>The Montreux</b>								
425 Vine St	701	520	\$500	1	1.5	6	\$ 265,000	\$ 260,000
425 Vine St	711	490	\$480	1	1.5	6	\$ 225,000	\$ 235,000
425 Vine St	307	320	\$438	0	1	6	\$ 144,500	\$ 140,000
<b>One Pacific Towers</b>								
2000 1st Ave	2602	2,391	\$1,108	2	2.5	11	\$3,000,000	\$2,650,000
2000 1st Ave	1401	1,523	\$550	2	2	11	\$ 865,000	\$ 837,500
<b>Royal Crest</b>								
2100 3rd Ave	1402	1,323	\$340	2	1.75	32	\$ 450,000	\$ 450,000
2100 3rd Ave	1101	772	\$434	1	1	32	\$ 329,900	\$ 335,000
2100 3rd Ave	2506	773	\$388	1	1	32	\$ 304,500	\$ 300,000
2100 3rd Ave	1403	779	\$309	1	1	32	\$ 239,000	\$ 241,000
<b>The Vine Building</b>								
2607 Western Ave	304	883	\$417	1	1	3	\$ 368,500	\$ 368,500
2607 Western Ave	359	431	\$481	0	1	3	\$ 209,950	\$ 207,500

\* Properties closed in August that did not post until September. \*\* Sold as a "shell". Not included in statistics.  
All September "sold" data provided by NWMLS or King County tax records as of October 5, 2005. September "sold" listing information which did not post by October 5 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
<b>Other Properties</b>								
2021 1st Ave	G-16	1,265	\$625	2	2	24	\$ 830,000	\$ 790,000
2319 1st Ave	307	1,324	\$474	2	2	5	\$ 635,000	\$ 628,000
2716 Elliott Ave	300	989	\$575	2	1.5	2	\$ 569,900	\$ 569,000
1415 2nd Ave	2204	1,015	\$389	2	1.75	14	\$ 405,000	\$ 395,000
1107 1st Ave	1005	712	\$534	1	1	22	\$ 380,000	\$ 380,000
2415 2nd Ave*	334	924	\$369	2	1.75	11	\$ 325,000	\$ 340,635
2717 Western Ave	5014	720	\$472	1	1	4	\$ 339,990	\$ 339,990
2000 Alaskan Way	546	727	\$463	1	1	8	\$ 329,950	\$ 336,250
2414 1st Ave*	604	879	\$380	2	1.75	11	\$ 333,950	\$ 334,000
2201 3rd Ave	1405	557	\$485	1	1	26	\$ 269,950	\$ 270,000

## Queen Anne

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Queen Anne Properties</b>								
110 W Highland Dr	411	1,790	\$444	2	1.75	84	\$ 814,000	\$ 795,000
813 2nd Ave N	A	2,040	\$338	3	2.5	2	\$ 699,950	\$ 690,000
200 W Comstock St	301	1,298	\$482	2	2	0	\$ 625,000	\$ 625,000
424 Queen Anne Ave N	302	1,138	\$536	2	1	2	\$ 610,000	\$ 610,000
200 W Comstock St	201	1,298	\$461	2	2	0	\$ 599,000	\$ 599,000
601 W Mercer Pl	302	1,398	\$393	2	2	10	\$ 550,000	\$ 550,000
2400 8th Ave N	205	1,050	\$456	2	2	14	\$ 485,000	\$ 479,000
2420 8th Ave N	201	1,130	\$415	2	1.5	14	\$ 469,500	\$ 469,500
2205 Bigelow Ave N	10	1,010	\$452	2	1	77	\$ 438,500	\$ 457,000
2048 13th Ave W	5	1,445	\$298	2	2.5	7	\$ 429,950	\$ 429,950
2101 Westlake Ave N	101	1,228	\$319	2	2	21	\$ 389,000	\$ 392,000
2101 Westlake Ave N	101	1,228	\$319	2	2	21	\$ 389,000	\$ 392,000
720 Queen Anne Ave N	304	981	\$392	2	2	8	\$ 385,000	\$ 385,000
655 Crockett St	A103	1,214	\$313	1	2	1	\$ 379,990	\$ 379,990
133 Queen Anne Ave N	201	854	\$424	2	1	4	\$ 369,000	\$ 362,500
1417 Queen Anne Ave N	301	973	\$365	1	1.5	9	\$ 350,000	\$ 355,000
2030 13th Ave W	206	1,370	\$259	2	1.75	27	\$ 350,000	\$ 355,000
7 Highland Drive	104	1,106	\$313	2	2	37	\$ 359,900	\$ 346,500
900 Aurora Ave N	305	1,137	\$303	2	2	6	\$ 349,950	\$ 345,000
1768 Aurora Ave N	B302	807	\$408	1	1	13	\$ 329,000	\$ 329,000
18 Dravus St	402	1,055	\$308	2	1.75	6	\$ 335,000	\$ 325,000
1417 Queen Anne Ave N	403	800	\$403	1	1	9	\$ 330,000	\$ 322,500
1417 Queen Anne Ave N	310	748	\$428	1	1	9	\$ 319,950	\$ 319,950
2028 Waverly Pl N	102	914	\$339	2	1	24	\$ 325,000	\$ 310,000
507 W Mercer St	603	917	\$336	2	1.5	42	\$ 299,950	\$ 308,400
1250 Taylor Ave N	102	1,235	\$243	2	2	27	\$ 300,000	\$ 300,000
1800 Taylor Ave N	411	798	\$363	2	1	57	\$ 299,950	\$ 290,000
2134 Waverly Pl N	101	977	\$292	2	1.75	24	\$ 298,000	\$ 285,000
301 W Raye St	111	783	\$352	2	1.5	18	\$ 275,000	\$ 275,250
2244 13th Ave W	316	818	\$336	2	2	15	\$ 279,900	\$ 275,000
2048 13th Ave W	1	685	\$390	1	1	7	\$ 267,000	\$ 267,000
1504 Aurora Ave N	311	823	\$320	2	2	14	\$ 262,000	\$ 263,700
275 W Roy St	402	751	\$350	1	1	23	\$ 227,000	\$ 263,000
123 Queen Anne Ave N	204	608	\$432	1	1	6	\$ 260,000	\$ 262,600
1000 Aurora Ave N	N412	762	\$336	1	1	6	\$ 239,900	\$ 256,000
655 Crockett St	B204	526	\$473	1	1	1	\$ 239,950	\$ 249,000

## Queen Anne (continued)

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
965 W Nickerson St	43	993	\$251	1	1	21	\$ 249,000	\$ 249,000
720 Queen Anne Ave N	307	618	\$398	0	1	8	\$ 244,900	\$ 246,000
1504 Aurora Ave N	N104	862	\$284	2	1.5	14	\$ 244,900	\$ 244,900
716-1/2 W Argand St	B	1,000	\$244	1	1	33	\$ 237,500	\$ 243,500
1526 Aurora Ave N	B	1,100	\$217	2	1	59	\$ 238,950	\$ 238,950
530 W Olympic Pl	406	602	\$390	1	1	56	\$ 234,950	\$ 234,950
1300 W Boston St	31	992	\$234	1	1	20	\$ 224,999	\$ 232,000
220 W Olympic Pl	311	Co-Op	n/a	1	1	75	\$ 229,950	\$ 230,000
420 Valley St	202	730	\$311	2	1	14	\$ 205,000	\$ 226,800
1200 6th Ave N	3	688	\$317	1	1	26	\$ 215,000	\$ 218,000
530 W Olympic Pl	409	652	\$325	1	1	56	\$ 215,000	\$ 212,000
57 Etruria St	1	725	\$288	1	1	20	\$ 205,000	\$ 209,000
1312 6th Ave N	5	450	\$444	1	1	19	\$ 199,950	\$ 200,000
2625 13th Ave W	204	696	\$287	1	1	28	\$ 185,000	\$ 200,000
2219 14th Ave W	305	680	\$287	1	1	27	\$ 198,800	\$ 195,000
220 W Olympic Pl	108	Co-Op	n/a	1	1	77	\$ 189,950	\$ 189,950
1017 W Nickerson St	26	682	\$273	1	1	40	\$ 196,000	\$ 186,000
1401 5th Ave W	102	605	\$306	0	1	85	\$ 205,000	\$ 185,000
22 John St	31	536	\$336	1	1	97	\$ 180,000	\$ 180,000
420 Valley St	301	485	\$330	1	1	14	\$ 159,900	\$ 159,900
1302 Queen Anne Ave N	B	Co-Op	n/a	0	1	93	\$ 129,950	\$ 127,000
420 Valley St	209	297	\$384	0	1	14	\$ 125,000	\$ 114,000
7 Harrison St	4	Co-Op	n/a	1	0.75	97	\$ 89,950	\$ 87,500

## Capitol Hill/Eastlake

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Capitol Hill/ Eastlake Properties</b>								
1958 Harvard Ave E	305	2,095	\$427	2	2.5	15	\$ 799,000	\$ 895,000
1202 Lakeview Blvd E	8	1,844	\$483	3	1.75	15	\$ 889,800	\$ 889,800
55 E Roanoke St	55	1,753	\$445	2	1.75	19	\$ 799,500	\$ 780,000
2920 Eastlake Ave E	402	1,817	\$385	2	2.5	1	\$ 699,950	\$ 699,950
1117 E Denny Way	C	1,867	\$345	1	1.75	3	\$ 665,000	\$ 645,000
1109 E Harrison St		1,540	\$364	2	2.25	2	\$ 555,000	\$ 561,000
1120 8th Ave	1201	1,855	\$296	3	3	35	\$ 575,000	\$ 550,000
730 Belmont Ave E	5	1,593	\$331	3	1.75	76	\$ 528,000	\$ 528,000
414 13th Ave E	PH1	1,823	\$277	4	2	36	\$ 510,000	\$ 505,000
2920 Eastlake Ave E	305	1,546	\$323	2	1.75	1	\$ 499,950	\$ 499,950
1301 Spring St	14C	1,065	\$413	2	1.75	23	\$ 449,500	\$ 440,000
103 Bellevue Ave E	604	837	\$526	2	2	1	\$ 439,950	\$ 439,950
1029 Belmont Ave E	305	1,089	\$372	2	2	5	\$ 405,000	\$ 405,000
334 Lakeside Ave S	203	683	\$564	2	1	49	\$ 395,000	\$ 385,000
200 17th Ave E	407	763	\$505	1	1	76	\$ 399,900	\$ 385,000
1111 E John St	7	1,200	\$320	2	1.75	24	\$ 384,500	\$ 384,500
1017 Minor Ave*	1002	1,186	\$310	2	1	75	\$ 375,000	\$ 367,900
601 Belmont Ave E	C-6	919	\$399	2	1	35	\$ 359,000	\$ 366,500
420 Melrose Ave E	702	1,052	\$347	2	1.75	13	\$ 369,950	\$ 365,000
1812 19th Ave	116	870	\$402	1	1	2	\$ 349,900	\$ 350,000

“Jim Stroupe was our agent and he did a very good job of helping out. He is very organized, knows the market well and advised us immediately when a new prospect came up. We think the service we received was perfect.” —*Mary L. Carlson & Martin Morris*

# STROUPE'S Condo Scoop

## Capitol Hill/Eastlake *(continued)*

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
3100 Fairview Ave E	104	954	\$364	2	1.75	14	\$ 347,000	\$ 347,000
1017 Minor Ave*	1301	1,006	\$337	1	1	75	\$ 339,000	\$ 339,000
1812 19th Ave	214	943	\$353	1	1	2	\$ 332,500	\$ 333,000
417 E Pine St	407	818	\$400	1	1.5	96	\$ 329,900	\$ 327,500
1400 Hubbell Pl	1110	896	\$359	2	1.75	48	\$ 322,000	\$ 322,000
2605 Franklin Ave E	A	1,070	\$299	1	1	79	\$ 324,900	\$ 320,000
417 E Pine St	203	658	\$471	1	1	96	\$ 310,000	\$ 310,000
417 E Pine St	203	658	\$471	1	1	86	\$ 310,000	\$ 310,000
1805 Bellevue Ave	104	1,039	\$298	2	1.75	10	\$ 280,000	\$ 310,000
1112 Broadway Ave E	101	702	\$437	1	1	83	\$ 299,000	\$ 306,450
1508 10th Ave E	101	845	\$361	2	1	89	\$ 305,000	\$ 305,000
1522 18th Ave	302	1,108	\$275	2	1.75	25	\$ 299,000	\$ 305,000
2700 S Elmwood Pl	A	1,030	\$285	2	2.25	1	\$ 288,500	\$ 293,500
103 Bellevue Ave E	307	725	\$393	2	1	1	\$ 285,500	\$ 285,000
2203 Yale Ave E	203	725	\$371	1	1	77	\$ 269,000	\$ 269,000
1400 Hubbell Pl	1107	802	\$329	2	1.75	48	\$ 263,500	\$ 263,500
1708 Melrose Ave	502	823	\$319	1	1	11	\$ 262,750	\$ 262,750
300 10th Ave	A410	not avail	n/a	1	1	15	\$ 259,990	\$ 259,990
1400 Hubbell Pl	507	802	\$320	2	1.75	48	\$ 257,000	\$ 257,000
416 Federal Ave E	102	607	\$420	1	1	38	\$ 255,000	\$ 255,000
1815 14th Ave	5	837	\$303	2	1.5	25	\$ 255,000	\$ 254,000
103 Bellevue Ave E	204	609	\$393	1	1	1	\$ 242,950	\$ 239,300
1107 E Denny Way	B-7	750	\$312	1	1	96	\$ 234,000	\$ 234,000
211 Summit Ave E	S121	589	\$393	1	1	21	\$ 225,000	\$ 231,350
630 13th Ave E*	16	596	\$352	1	1	46	\$ 210,000	\$ 210,000
1300 University St	3A	627	\$335	1	1	25	\$ 199,000	\$ 210,000
530 Melrose Ave E	304	589	\$356	1	1	14	\$ 209,950	\$ 209,952
1614 Summit Ave	306	618	\$338	1	1	15	\$ 209,000	\$ 209,000
1136 13th Ave	202	Co-Op	n/a	1	1	81	\$ 198,500	\$ 198,500
2350 10th Ave E	103	614	\$318	1	1	25	\$ 199,999	\$ 195,000
1221 Minor Ave	812	609	\$314	1	1	45	\$ 189,500	\$ 191,500
233 14th Ave E	105	441	\$420	0	1	77	\$ 175,000	\$ 185,000
300 10th Ave	B308	not avail	n/a	1	1	15	\$ 184,990	\$ 184,990
1726 15th Ave	1	750	\$235	1	1	98	\$ 179,950	\$ 176,000
1608 E Yesler Way	1608	898	\$193	2	1	20	\$ 175,000	\$ 173,000
511 E Roy St	313	461	\$358	0	1	25	\$ 165,000	\$ 165,000
511 E Roy St	111	480	\$338	0	1	25	\$ 162,000	\$ 162,000
211 Summit Ave E	N308	383	\$391	0	1	21	\$ 140,000	\$ 149,600
711 Belmont Pl E	205	Co-Op	n/a	0	1	77	\$ 145,000	\$ 145,000
300 10th Ave	B204	not avail	n/a	0	1	15	\$ 144,990	\$ 144,990
1732 15th Ave	28	714	\$203	1	1	96	\$ 144,950	\$ 144,950
1616 Summit Ave	105	388	\$345	0	1	15	\$ 134,000	\$ 134,000
1614 Summit Ave	105	388	\$327	0	1	15	\$ 134,000	\$ 127,000

**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](http://www.stroupe.com)

## featured building *(continued from cover)*



### 81 Vine Facts & Stats

#### Amenities

Secured entrance and after-hours elevator access; exposed brick; timbered beams; individualized floor plan designs; excellent light; water views; historic building; completely renovated, including full seismic upgrade

#### Next Month's Featured Building

Market Court

#### Listing History, Past 12 Months

**Total # of Units Listed** 7 units

**Total # of Unit Sales** 4 units

*(plus 0 sold subject to inspection and 0 pending sales)*

**Currently Active on Market** 3 units

*(as of 10/15/05)*

#### Sales History, Past 12 Months

**Average-Unit Orig. List Price** \$420,000

**Average-Unit Sale Price** \$401,750

*(for 4 sales)*

**List / Sold Price Ratio** 95.7%

**Average Market Time** 125 Days

## in the neighborhood

### James Stroupe earns FIVE STAR: Best in Client Satisfaction Real Estate Agent<sup>SM</sup> distinction again this year

#### What do you look for in an agent?

Most people rely on a referral from friends or family members when searching for a good real estate agent. But with over 14,000 licensed agents in the Seattle area, how do you know how that agent really compares?

Last year, independent research firm Crescendo Business Services partnered with *Seattle Magazine* and *Northwest Home + Garden* to create a prestigious referral network of agents strongly recommended by those with whom they have worked. These FIVE STAR: Best in Client Satisfaction Real Estate Agents were selected through a rigorous process:

- Limited to the top 7% of agents in the Seattle area
- Conducted by a national independent research firm
- Surveyed over 20,000 recent home buyers and 350 mortgage and title company offices
- Based on results across nine key criteria

#### The FIVE STAR: Best in Client Satisfaction designation is based on nine criteria:

- Customer service**
- Integrity**
- Market knowledge**
- Communication**
- Negotiation**
- Closing preparation**
- Finding the right home**
- Marketing of home**
- Overall satisfaction**

Only 40 percent of FIVE STAR agents are repeat recipients of the award. James Stroupe thanks his clients and colleagues for honoring him with the FIVE STAR: Best in Client Satisfaction Real Estate Agent distinction for both 2004 and 2005.

## featured listing

### Captivating Views.

**1605 5th Avenue North, #301**

**This extraordinary bright corner unit features tremendous views of the city and Lake Union!** Totally remodeled unit features slab counters, top of the line stainless steel appliances including Sub-Zero drawer refrigerators, Miele stove and more. Views from every room!

Open floor plan is perfect for entertaining and floor to ceiling windows to enjoy the views. Large deck, secured parking, secured building, and storage included. Quiet location and convenient to Downtown, freeways, Seattle Center, and Queen Anne's restaurants & shops.

#### Property Stats

price	\$550,000
bedrooms	2
bathrooms	1.75
parking	1, secured
year built	1970
size	1,275 SF (approx)
HOD	\$390 / month
taxes	\$2,982 / year

**Please call for a private viewing.**

# JAMES STROUPE

*Associate Broker & Condo Specialist*

tel 206.910.5000

james@stroupe.com



# JAMES STROUPE

Windermere Real Estate / Wall Street, Inc.

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

Return Service Requested

# STROUPE'S Condo Scoop

## September 2005 Condominium Sales Statistics

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