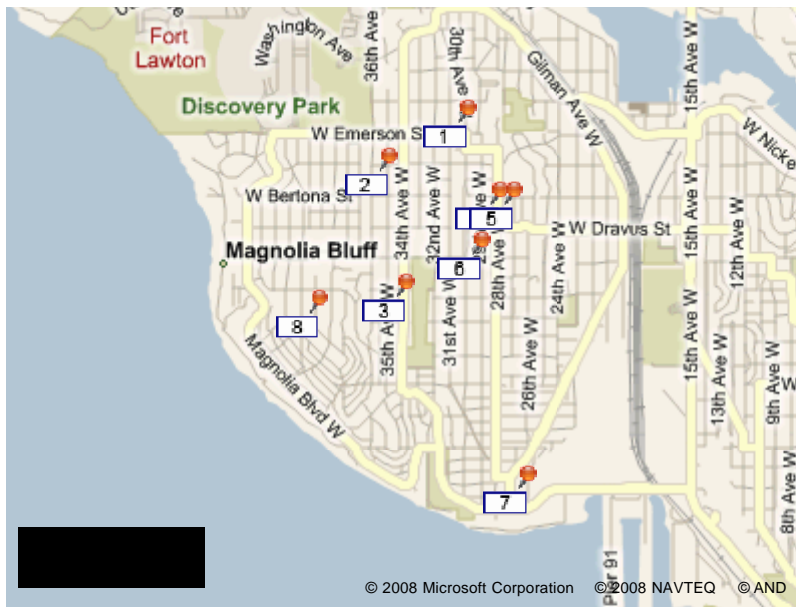



Mapped Listings

10/08/08 at 10:52am

Page: 1



Pin#	Listing#	Property Type	Status	Address	City	Beds	Baths	SqFt.	Price
1	28142296	Residential	Sold	3815 31st Ave W	Seattle	3	1.75	1920	\$416,000
2	28125125	Residential	Sold	3444 36th Ave W	Seattle	3	1	1000	\$440,000
3	28117733	Residential	Sold	2649 35th Ave W	Seattle	2	1	1100	\$526,000
4	28130524	Residential	Sold	3240 29th Ave W	Seattle	3	2	1960	\$540,000
5	28103160	Residential	Sold	3241 28th Ave W	Seattle	4	2.50	2450	\$550,000
6	28121832	Residential	Sold	3017-A 30th Ave W	Seattle	3	2.50	2169	\$585,000
7	28000047	Residential	Sold	1536 Thorndyke Ave W	Seattle	4	2.25	2590	\$640,000
8	28134369	Residential	Sold	2612 W viewmont Way	Seattle	3	2	2460	\$850,000

	Presented By: Andrew L Parker Cellular: 206-930-8238 : : E-mail: info@seattlehomekey.com	RE/MAX Mutual Realty 1718 NW 56th St. Seattle, WA 98107 206-781-2077 Fax : 206-297-5599 See our listings online: http://www.mutualrealty.org
	Web Page: http://www.seattlehomekey.com	

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Residential Client Detail Report

Property Type Residential **Area** 700-Queen Anne/Magno **Communities** begins with: magnolia, magnolia bluff **Status** Sold (9/1/2008 to 9/30/2008)
 Listings as of 10/08/08 at 10:52am

Lot: _____ **Unit #:** _____



[See Additional Pictures](#)

3815 31st Ave W Seattle 98199					
Status	Sold	Beds	3	List Price	415,000
Listing#	28142296	Baths	1.75	Sold Price	416,000
County	King	Fireplaces	1	Year Built	1940

Style	16-1 Story w/Bsmnt.	Appx. SQFT	1920
Bldg Type.	Built On Lot	SQFT Src.	Realist.com
Covd Prkg.	1 Garage-Detached	Acreage	0.165
Project		Lot Size	7200
New Const.			

School Information:		Area	700
School District	Seattle	Community	Magnolia
Elementary		Map:	534
Jr. High		Grid:	D-6
High School		Pool	Community

<u>Room Locations</u>			<u>Property Details</u>		
Bedrooms	L	M	Heating/Cooling	Forced Air	
	1	2	Energy Source	Oil	
Baths (Full)		1	Terms	Cash Out, Conventional	
Baths (3/4)		1	Exterior	Wood	
Baths (1/2)			Roof Type	Composition	
Dining		X	Water	Public	
Living		X	Sewer	Sewer Connected	
Kitchen		X	Floor Covering	Ceramic Tile, Concrete, Hardwood	
KtnEatSp			Appliances	Dishwasher, Dryer, Garbage Disposal, Refrigerator, Washer	
Master		X	View		
Family			Basement	Partially Finished	
Rec. Room		X	Architecture		
Den/Office			Water Heater	Electric/Basement	
Fireplace		1	Lease Equip.		
Utility		X	ApprvAssry Unit	Bus Line Nearby	Yes
ExFinRoom				Bus Route	24
Entry		X			
Bonus Room					
Tax Year	2008		Annual Taxes	3874	
			Sr. Exemption No		
			Homeowner Dues		
			Monthly Rent		

Directions : head east from 34th and Emerson. Turn north on 31st. House is on the West side of 31st.

Interior Features : Dining Room

Site Features : Cable TV, Fenced-Fully, Nat. Gas Available

Marketing Remarks : Solid, well built 1940's home on 7200sq' lot. Absolutely livable as is but needs some TLC. 2 bedrooms, 1 bath on main. Way cool party room w/bar on lower level opens to patio & yard. True 3rd bedrm and 3/4 bath on lower level as well. Opportunity to live on great street in fantastic Magnolia neighborhood. Walk to Thriftway, Discovery Park, Locks & Village.

Andrew L Parker / RE/MAX Mutual Realty
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Residential Client Detail Report

Listings as of 10/08/08 at 10:52am

Lot: Unit #:



3444 36th Ave W Seattle 98199					
Status	Sold	Beds	3	List Price	465,000
Listing#	28125125	Baths	1.00	Sold Price	440,000
County	King	Fireplaces	1	Year Built	1943

Style	16-1 Story w/Bsmnt.	Appx. SQFT	1000
Bldg Type.	Built On Lot	SQFT Src.	KCR
Covd Prkg.	Off-Street Parking	Acreage	0.132
Project		Lot Size	5760
New Const.			

School Information:		Area	700
School District	Seattle	Community	Magnolia
Elementary		Map:	534
Jr. High		Grid:	C-6
High School		Pool	

[See Additional Pictures](#)

<u>Room Locations</u>			<u>Property Details</u>		
Bedrooms	L	3	Heating/Cooling	Forced Air	
Baths (Full)	M	1	Energy Source	Natural Gas	
Baths (3/4)	U		Terms	Cash Out, Conventional	
Baths (1/2)			Exterior	Wood	
Dining			Roof Type	Composition	
Living	X		Water	Public	
Kitchen			Sewer	Sewer Connected	
KtnEatSp	X		Floor Covering	Ceramic Tile, Hardwood, Laminate	
Master	X		Appliances	Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Washer	
Family			View	Territorial	
Rec. Room			Basement	Partially Finished	
Den/Office			Architecture	Cape Cod	
Fireplace		1	Water Heater	bsmt/gas	
Utility	X		Lease Equip.	none	
ExFinRoom	X		ApprvAssry Unit	Bus Line Nearby	Yes
Entry	X			Bus Route	
Bonus Room					
Tax Year	2008		Annual Taxes	3432	
			Sr. Exemption No		
			Homeowner Dues		
			Monthly Rent		

Directions : From 34th Ave W, turn West on Emerson, South on 36th.

Interior Features : Ceiling Fan(s), Dble Pane/Strm Windw, French Doors, Skylights, Vaulted Ceilings

Site Features : Cable TV, Deck, Dog Run, Fenced-Partially, Shop, Sprinkler System

Marketing Remarks : Classic Cape Cod on Mag. Charming & Private setting w/brick & slate pathways w/wonderful garden spaces. Great Views. Stately gas frplc w/mantle. Hdwood flrs thru-out the living space. Completely remodeled Gourmet kitchen w/lg eating space. French doors off livingrm to a 225 sqft (KCR) view deck perfect for outdoor entertaining. Updated bath w/vaulted ceilings & skylight. Extra storage rm & work bench in lower level. Energy Efft gas heat. Just steps to Discovery Park. Off st pking in alley.

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Residential Client Detail Report

Listings as of 10/08/08 at 10:52am

Lot: Unit #:



2649 35th Ave W Seattle 98199					
Status	Sold	Beds	2	List Price	549,000
Listing#	28117733	Baths	1.00	Sold Price	526,000
County	King	Fireplaces	1	Year Built	1941

Style	16-1 Story w/Bsmnt.	Appx. SQFT	1100
Bldg Type.	Built On Lot	SQFT Src.	Metroscan
Covd Prkg.	1 Garage-Detached	Acreage	0.143
Project		Lot Size	6240
New Const.			

School Information:		Area	700
School District	Seattle	Community	Magnolia
Elementary		Map:	534
Jr. High		Grid:	D-7
High School		Pool	

[See Additional Pictures](#)

<u>Room Locations</u>			<u>Property Details</u>			
	L	M	U			
Bedrooms			2	Heating/Cooling	Forced Air	
Baths (Full)			1	Energy Source	Oil	
Baths (3/4)				Terms	Cash Out, Conventional	
Baths (1/2)				Exterior	Brick, Wood	
Dining		X		Roof Type	Composition	
Living		X		Water	Public	
Kitchen		X		Sewer	Sewer Connected	
KtnEatSp				Floor Covering	Ceramic Tile, Hardwood, Laminate	
Master				Appliances	Dishwasher, Dryer, Garbage Disposal, Range/Oven, Refrigerator, Washer	
Family				View		
Rec. Room		X		Basement	Partially Finished	
Den/Office				Architecture		
Fireplace			1	Water Heater		
Utility		X		Lease Equip.		
ExFinRoom				ApprvAssry Unit	Bus Line Nearby	Yes
Entry		X				Bus Route
Bonus Room		X				
Tax Year	2007			Annual Taxes	3689	Sr. Exemption No
						Homeowner Dues
						Monthly Rent

Directions : From Magnolia Village, north on 35th Ave W approx 2 1/2 blocks. Home on left.

Interior Features : Dining Room, Dble Pane/Strm Windw, French Doors, Walk-in Closet

Site Features : Cable TV, Fenced-Partially, Patio

Marketing Remarks : In-city oasis! You'll love the sophisticated transformation of this level-entry rambler, just blocks to the Village. A soothing designer color palette sets the tone for comfortable, open liv & din spaces. Chic, remodeled kitchen overlooks the sunny yard; a magical setting of lush plantings, friendly areas for entertaining & quiet corners for reflection. Two spacious BRs w/adjacent family rm. Quality bath remodel featuring classic carerra & fun heated mirror. Add'l sq ft in unfinished bsmnt.

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Residential Client Detail Report

Listings as of 10/08/08 at 10:52am

Lot: 8

Unit #:

3240 29th Ave W Seattle 98199



Status	Sold	Beds	3	List Price	550,000
Listing#	28130524	Baths	2.00	Sold Price	540,000
County	King	Fireplaces	1	Year Built	1940

Style	16-1 Story w/Bsmnt.	Appx. SQFT	1960
Bldg Type.	Built On Lot	SQFT Src.	RealQuest
Covd Prkg.	1 Garage-Detached	Acres	0.138
Project	Pleasant Valley Add.	Lot Size	6000
New Const.			6000 Sq. Ft.

School Information:		Area	700
School District	Seattle	Community	Magnolia
Elementary		Map:	534
Jr. High		Grid:	D-7
High School		Pool	

[See Additional Pictures](#)

<u>Room Locations</u>			<u>Property Details</u>		
Bedrooms	L	M U	Heating/Cooling	Forced Air	
Baths (Full)	1	2	Energy Source	Natural Gas	
Baths (3/4)	1	1	Terms	Cash Out, Conventional	
Baths (1/2)			Exterior	Wood	
Dining	X		Roof Type	Composition, See Remarks	
Living	X		Water	Public	
Kitchen			Sewer	Sewer Connected	
KtnEatSp	X		Floor Covering	Hardwood, Vinyl, Wall to Wall Carpet	
Master	X		Appliances	Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Washer	
Family			View		
Rec. Room			Basement	Daylight, Fully Finished	
Den/Office			Architecture	Cape Cod	
Fireplace		1	Water Heater	Gas/Basement	
Utility	X		Lease Equip.	none	
ExFinRoom			ApprvAssry Unit	Bus Line Nearby	Yes
Entry		X		Bus Route	24
Bonus Room					
Tax Year	2008		Annual Taxes	4258	
			Sr. Exemption No		
			Homeowner Dues		
			Monthly Rent		

Directions : From W. Dravus, turn north on 29th Ave. West.

Interior Features : Dining Room, Dble Pane/Strm Windw, Sauna

Site Features : Cable TV, Dog Run, Fenced-Partially, Green House, High Speed Internet, Nat. Gas Available, Patio, Shop

Marketing Remarks : Comfortable & completely functional, this is the perfect blend of a 1940s traditional home with significant systems, fixtures & interior updates throughout to include a new 30-year roof. Light-filled on both levels, hardwood floors upstairs, gas FP, fantastic kitchen, finished, partial-daylight lower level with media room, BR & BA, sauna, large workshop/craft room & tons of storage. Large level backyard with greenhouse, alley access, det 1-car garage. Close to bus line. Turn-key & lovely!

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Residential Client Detail Report

Listings as of 10/08/08 at 10:52am
Lot: 3

Unit #:

3241 28th Ave W Seattle 98199



Status	Sold	Beds	4	List Price	579,999
Listing#	28103160	Baths	2.50	Sold Price	550,000
County	King	Fireplaces	2	Year Built	1942

Style	18-2 Stories w/Bsmnt	Appx. SQFT	2450
Bldg Type.	Built On Lot	SQFT Src.	Realist.com
Covd Prkg.	1 Garage-Attached	Acreage	0.138
Project	Pleasant Valley Add	Lot Size	6000
New Const.			

School Information:		Area	700
School District	Seattle	Community	Magnolia
Elementary	Seattle Public Sch	Map:	534
Jr. High	Seattle Public Sch	Grid:	D-7
High School	Seattle Public Sch	Pool	

[See Additional Pictures](#)

<u>Room Locations</u>			<u>Property Details</u>		
	L	M	U		
Bedrooms	2	2		Heating/Cooling	Forced Air
Baths (Full)	1			Energy Source	Natural Gas
Baths (3/4)	1	1		Terms	Cash Out, Conventional
Baths (1/2)				Exterior	Wood
Dining	X			Roof Type	Composition
Living	X			Water	Public
Kitchen	X			Sewer	Sewer Connected
KtnEatSp				Floor Covering	Hardwood, Wall to Wall Carpet
Master				Appliances	Dishwasher, Garbage Disposal, Microwave, Range/Oven, Refrigerator
Family				View	
Rec. Room	X			Basement	Partially Finished
Den/Office				Architecture	Cape Cod
Fireplace		1	1	Water Heater	
Utility	X			Lease Equip.	
ExFinRoom				ApprvAssry Unit	
Entry	X			Bus Line Nearby	Yes
Bonus Room				Bus Route	24
Tax Year	2008			Annual Taxes	4466
				Sr. Exemption No	
				Homeowner Dues	
				Monthly Rent	

Directions : 28th Ave W

Interior Features : Dble Pane/Strm Windw, Skylights, Vaulted Ceilings

Site Features : Cable TV, Fenced-Fully, High Speed Internet

Marketing Remarks : 4 bedrooms and a bath on every floor. Light filled home sited on a large level street to alley lot with mature landscape. Formal living room with fireplace, updated kitchen is open to the dining area and overlooks the sunny fenced backyard, hardwood floors, two main floor bedrooms, and two bedrooms upstairs. Systems have all been updated which included: new copper plumbing, new gas furnace, new roof, updated electrical. Bright and lovely spaces inside and out. Single garage in the alley.

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Residential Client Detail Report

Listings as of 10/08/08 at 10:52am

Lot: Unit #:



3017-A 30th Ave W Seattle 98199					
Status	Sold	Beds	3	List Price	595,000
Listing#	28121832	Baths	2.50	Sold Price	585,000
County	King	Fireplaces	1	Year Built	2005

Style	32-Townhouse	Appx. SQFT	2169
Bldg Type.	Built On Lot	SQFT Src.	
Covd Prkg.	2 Garage-Attached	Acres	0.000
Project		Lot Size	0
New Const.			

School Information:			
School District	Seattle	Area	700
Elementary		Community	Magnolia
Jr. High		Map:	534
High School		Grid:	D-7
		Pool	

[See Additional Pictures](#)

<u>Room Locations</u>			<u>Property Details</u>		
L	M	U			
		3	Heating/Cooling	Radiant	
		2	Energy Source	Natural Gas	
			Terms	Cash Out, Conventional	
		1	Exterior	Brick, Wood	
		X	Roof Type	Composition	
		X	Water	Public	
		X	Sewer	Sewer Connected	
		X	Floor Covering	Hardwood	
		X	Appliances	Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Washer	
		X	View	Mountain, Partial, Sound, Territorial	
		X	Basement		
		X	Architecture		
		1	Water Heater		
		X	Lease Equip.		
		X	ApprvAssry Unit	Bus Line Nearby	Yes
		X		Bus Route	
Entry		X			
Bonus Room					
Tax Year	2008		Annual Taxes	4822	
			Sr. ExemptionNo		
			Homeowner Dues		
			Monthly Rent		

Directions : 15th Avenue West to Dravus - West on Dravus to 30th West & West Barrett. Enter alley between 30th & 31st off Barrett. House 3rd building on Right.

Interior Features : Bath Off Master, Built-In Vacuum, Dble Pane/Strm Windw, High Tech Cabling, Security System, Vaulted Ceilings, Walk-in Closet, Wet Bar
Site Features : Cable TV, Deck, Fenced-Partially, Nat. Gas Available

Marketing Remarks : Custom finished townhouse - spacious open floorplan on main floor. Chef's kitchen opens out to rear patio for entertaining. Master suite with view of sound and 2nd bedroom & bath , upper offices & bonus room, office or 3rd bedroom with vaulted ceiling and wet bar and view deck to relax on. Two-car garage with extra storage.

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Residential Client Detail Report

Listings as of 10/08/08 at 10:52am

Lot: Unit #:



1536 Thorndyke Ave W Seattle 98199					
Status	Sold	Beds	4	List Price	630,000
Listing#	28000047	Baths	2.25	Sold Price	640,000
County	King	Fireplaces	1	Year Built	1930

Style	18-2 Stories w/Bsmnt	Appx. SQFT	2590
Bldg Type.	Built On Lot	SQFT Src.	
Covd Prkg.	2 Carport-Detached, Off-Street P	Acres	0.132
Project		Lot Size	5750
New Const.			

School Information:		Area	700
School District	Seattle	Community	Magnolia
Elementary		Map:	564
Jr. High		Grid:	D-2
High School		Pool	

[See Additional Pictures](#)

<u>Room Locations</u>			<u>Property Details</u>		
L	M	U			
1	1	2	Heating/Cooling	Forced Air	
	1		Energy Source	Oil	
			Terms	Cash Out, Conventional	
		1	Exterior	Brick	
1			Roof Type	Composition	
	X		Water	Private	
	X		Sewer	Sewer Connected	
			Floor Covering	Hardwood, Vinyl, Wall to Wall Carpet	
	X		Appliances	Dishwasher, Dryer, Garbage Disposal, Range/Oven, Refrigerator, Washer	
		X	View	Bay, Partial	
	X		Basement	Daylight, Fully Finished	
			Architecture	Tudor	
			Water Heater		
			Lease Equip.		
			ApprvAssry Unit		
			Bus Line Nearby	Yes	Bus Route
					19, 24, 33
Tax Year	2008		Annual Taxes	4831	Sr. Exemption No
					Homeowner Dues
					Monthly Rent

Directions : Magnolia Bridge to 1st right turn, which is Thorndyke Ave. W. 1536 is on the right 3/4 up the block.

Interior Features : Dining Room, Walk-in Closet

Site Features : Fenced-Partially, Shop

Marketing Remarks : A Timeless brick Tudor in Magnolia with 4 bedrooms & 2+ baths for under \$650!! Plus, save gas, time and \$ if you live here!Fast,frequent bus to downtown just 1/2 block away.Spacious living rm w/ bay window,sconces & frpl.Sep. dining room.Kitchen w/ charming nook. Main floor bedroom/den&full bath.Hardwoods. Huge master br w/2closets.2nd br&3/4 ba also up. Lower level has 4th br,1/2 ba, family rm,laundry area&big storage rm.New roof 2007 & home warranty for your first year.2007 Appraisal \$848,000.

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Residential Client Detail Report

Listings as of 10/08/08 at 10:52am

Lot: Unit #:



[See Additional Pictures](#)

2612 W viewmont Way W Seattle 98199

Status	Sold	Beds	3	List Price	850,000
Listing#	28134369	Baths	2.00	Sold Price	850,000
County	King	Fireplaces	1	Year Built	1950

Style	10-1 Story	Appx. SQFT	2460
Bldg Type.	Built On Lot	SQFT Src.	appraisal
Covd Prkg.	2 Garage-Attached	Acreage	0.207
Project		Lot Size	9000
New Const.			

School Information:		Area	700
School District	Seattle	Community	Magnolia
Elementary	Catharine Blaine K-8	Map:	564
Jr. High		Grid:	C-1
High School		Pool	

Room Locations	Property Details				
	L M U	Heating/Cooling	Forced Air		
Bedrooms	3	Energy Source	Natural Gas		
Baths (Full)	1	Terms	Cash Out, Conventional		
Baths (3/4)	1	Exterior	Brick, Wood		
Baths (1/2)		Roof Type	Composition		
Dining	X	Water	Public		
Living	X	Sewer	Sewer Connected		
Kitchen		Floor Covering	Hardwood, Slate, Wall to Wall Carpet		
KtnEatSp	X	Appliances	Dishwasher, Dryer, Garbage Disposal, Range/Oven, Refrigerator, Washer		
Master	X	View	Mountain, Partial, Sound		
Family	X	Basement	None		
Rec. Room		Architecture			
Den/Office		Water Heater			
Fireplace	1	Lease Equip.			
Utility	X	ApprvAssry Unit		Bus Route	
ExFinRoom					
Entry	X				
Bonus Room					
Tax Year	2208	Annual Taxes	6714	Sr. Exemption No	
				Homeowner Dues	
				Monthly Rent	

Directions : Magnolia Bridge to 4 way stop. Left on Howe. Left to Blvd. Follow Magnolia Blvd. to Parkmont. Right on parkmont. Left on Viewmont.

Interior Features : Bath Off Master, Dining Room, Disabled Access, Security System, Solarium/Atrium, Walk-in Closet

Site Features : Cable TV, Disabled Access, Dog Run, Fenced-Partially, Nat. Gas Available, Patio, Sprinkler System

Marketing Remarks : Enjoy a gardener's paradise in the heart of Carleton Park! Wonderful one story level entry rambler is located in a great neighborhood just minutes to town. The interiors are spacious with a remodeled master suite, guest bedroom/bath and den. The kitchen is huge and has a sweet breakfast nook with an adjacent formal dining room. The living room is great for entertaining plus there is a solarium overlooking the beautifully landscaped rear gardens. This home could be a perfect condo alternative.

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