

The Seattle Times

NW homes

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10.19.2013

**EcoConsumer: Beware
the consequences of
burning wood / D2**

**Millennial-age renters
consider a leap into
housing market / D3**

**Even smaller houses
have options for
more storage / D4**

**Setting aside a
spiritual space to
unplug, unwind / D7**

New Homes / D18-27 ▶

Ashburton Estates (shown),
Alder Way, Parkridge
at The Woodlands,
Hawkesbury, Suncadia,
The Residences at Fairview



Enjoy your wood-fueled fire, but be sure the neighbors don't get burned

By Tom Watson
Special to NWhomes

As we reluctantly become acclimated to the onset of the nine-month Seattle winter, we often notice a powerful, pungent odor outside. What's that smell? Most likely, someone is burning wet or unseasoned wood, or using an inefficient wood stove or fireplace.

We might just ignore it. But if you have asthma or other sensitivities to pollutants in the air, wood smoke has health consequences.

The conflicting interests of those who burn wood for heat and those concerned about wood smoke have clashed for decades. But today, we're seeing real progress. Efforts to protect the public from wood-smoke pollution have increased in

the Puget Sound area; at the same time, there are more stoves and other products on the market that burn wood cleanly for heat.

A nose for smoke

The number of wood-smoke complaints received by the Puget Sound Clean Air Agency (PSCAA) has risen significantly in recent years, says Amy Warren, project manager for the agency's Wood Smoke Reduction Program.

Because air quality is a regional issue, the PSCAA was established in 1967 to serve King, Pierce, Snohomish and Kitsap counties. The agency received 189 wood-smoke complaints in those counties in 2010, followed by 289 in 2011 and 316 in 2012. As of Oct. 3, there have been 409

complaints this year.

Air-quality complaints can be submitted online at pscleanair.org or by calling 800-552-3565. The PSCAA accepts anonymous complaints, but can take enforcement action only if a complainant gives his or her name. If you live outside the PSCAA's area, contact your regional clean-air agency or the state Department of Ecology if you have a complaint or for air-quality information.

Residents have good reasons to be concerned about wood smoke, in Warren's view. "We continue to see medical studies that further link fine-particle pollution, including that from wood burning, to health effects," she says. These health effects include respiratory disease,

decreased heart and lung function, asthma attacks, heart attacks, strokes and cancer.

The good burn

You don't need to shy away from wood heat, however. Burning wood for fuel can save money and provide a cozy home atmosphere, but you must burn cleanly. The most important air-quality steps you can take are to use an efficient, clean-burning stove and obey burn bans.

The PSCAA's burn bans restrict the use of wood stoves and fireplaces during stagnant weather. For details or to sign up for burn-ban alerts, visit pscleanair.org.

It is illegal to install a wood stove or fireplace insert in Washington unless it is certified by the U.S. Environmen-

tal Protection Agency and meets the state's emissions standards for solid fuel-burning devices, including wood and pellet stoves.

If an older unit doesn't meet those standards, replace it as soon as possible. It should not be used again, so recycle it as scrap metal.

Washington state requires that non-catalytic wood and pellet devices produce 4.5 grams per hour or less of particulate emissions, and catalytic devices 2.5 gph or less.

When buying a new unit, consider those that emit less than 2 gph, and also aim for maximum efficiency. As Warren points out, the more efficient the stove, the less wood you need to cut or buy. Until Dec. 31, you can qualify for a \$300 federal tax credit by purchasing an efficient wood or pellet stove. Check with your retailer for more information.

Be obsessive about using dry, well-seasoned firewood. The PSCAA and other state

clean-air agencies offer practical resources at burndryfirewood.org. They recommend keeping firewood split, stacked and protected from rain for at least 12 months before burning.

Tom Watson is project manager for King County's Recycling and Environmental Services, and Eco-Consumer is his biweekly column. He can be reached at tom.watson@kingcounty.gov, 206-477-4481 or via KCecoconsumer.com.

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Taking ownership

Millennials consider jumping into buyers' market to escape rising rents

By Suzanne Monson
Special to NWhomes

Time to buy? asks Gen Y. It's a vexing question for many younger adults — aka millennials, born between the early 1980s and early 2000s. Mostly 20-somethings, they're watching rents surge and wondering whether today's still-attractive interest rates might begin to climb out of their reach, too.

At the same time, this crowd came of age watching the housing market in 2007. In some cases, their friends and family lost homes.

"It was brutalizing," says Windermere Real Estate/Seattle-Lakeview broker Michael Doyle. For many, he says, those memories carry painful scars about buying a home.

Now, with the rent-versus-own momentum shifting, many local Gen Y's are caught in an emotional and financial tug-of-war. Millennial-age renters Christine and Tyler Opp, of Kirkland, say they feel a clock ticking.

Any sense of urgency for the Opps is fueled by the couple's instincts that "interest rates are going to increase at a faster rate than home prices will decrease, so our monthly payment will go up incrementally by waiting," says Christine, an associate at a local investment-advisory firm. "Over the lifetime of our [even-

tual] home, that's hundreds of thousands of dollars more [we'd have to pay]."

Dean Jones, president of Seattle-based Realogics Sotheby's International Realty, agrees with their prediction. "The market has recovered to favor home ownership again," he says. "Rents, interest rates and median home prices are all on the rise, which is adding to a sense of urgency for consumers."

The Seattle area's median home sales price in August, the most current figure available, was \$430,800. That's up 15 percent from this time last year, according to online real estate database Zillow. And 30-year fixed-rate mortgages are between 4.3 and 4.5 percent, the highest in nearly two years. With some variations in tenths of an interest rate, the average/median mortgage payment based on the 30-year fixed loan is about \$1,160 monthly, according to Zillow.

Seattle rents, meanwhile, were averaging \$1,150 this summer, making this area's rents the fastest growing in the country, according to New York-based real estate tracker Reis.

There are a lot of factors for millennial-age renters to consider, says Svenja Gudell, Zillow's director of economic research. "Obviously, people are scared," she says. "It feels as if you're on a roller coaster."



THINKSTOCK

Many Seattle-area renters see this as an ideal time to buy a home. Rents are on the rise, and median home prices are going up as well.

She says it's smart to look beyond general numbers in the Seattle metro area — made up of King, Pierce and Snohomish counties — where home values are up 16 percent and rents are up 3.8 percent over a year ago.

Instead, Gudell advises looking at Zillow's "Breakeven Horizon" chart, based on using a 30-year mortgage. It shows that Seattle metro consumers "would need to live in their home for 3.7 years before owning a home becomes financially advantageous over renting the same home."

Gudell suggests "drilling down to different neighborhoods" by using ZIP codes for greater details. Break-even patterns tend to be high in neighborhoods near strong job bases.

For example, Redmond, Seattle and Bellevue — with pockets in Bothell, Kirkland and Ballard — favor buying now over renting.

The Opps say it's not a matter of "if," but "when" they buy their next home, and they remain determined.

"We're in an apartment in Juanita that's a little less than 700 square feet," says Christine. "[The complex] has a hot tub, a swimming pool, pretty good amenities. It's easy. We are able to save a ton of cash to be ready to put a down payment on [an Eastside] house.

"Buying your own home is the quintessential American dream," she says. "It's one of those stepping stones — for every person, a dream for every child — to purchase a home."

READY TO FIND A HOME?

Renters who are ready to purchase a home are encouraged by the National Association of Realtors to consider these steps first.

Pick a location. How far are you willing to commute to your place of employment? How good are the local schools, shopping centers, public transportation, senior services and other public amenities? Will your new home be next to a vacant lot or a commercial property?

Make a list. Zero in on the features you must have, would like to have, definitely don't want and would prefer not to have. Tip: Start compiling your wish list by thinking about what you like and dislike about your current residence.

Do your homework. Recent home-sale prices, market trends, homes on the market, neighborhood statistics and information about the homebuying process are available online. Get educated and become empowered.

Get preapproved for a mortgage. Rather than guessing or estimating how much you can afford to spend, ask a lender or mortgage broker to give you a full assessment and a letter stating how much you're qualified to borrow. The true amount may be much more or much less than you think.

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D3



Seattle Times Mortgage Guide

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15 yr fixed	3.375	0.000	\$50	20%	3.389
7/1 ARM	3.625	0.000	\$100	20%	3.362
30 yr Jumbo Conforming	4.500	0.000	\$0	25%	4.509

davehunsaker@msn.com

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389424

Program	Rate	Points	Fees	% Down	APR
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30 yr fixed	4.125	0.000	\$895	20%	4.174
15 yr fixed	3.125	0.000	\$1157	20%	3.227
30 yr Jumbo Conforming	4.375	0.000	\$895	20%	4.421
15 yr Jumbo Conforming	3.375	0.000	\$895	20%	3.405
20 yr fixed	4.000	0.000	\$1157	20%	4.085

(B) 601 Main Street, Edmonds, WA 98020

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15 yr fixed	2.750	2.000	\$795	20%	3.110
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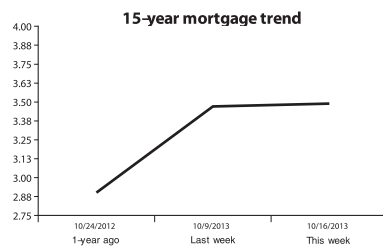
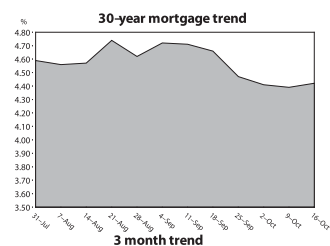
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HOMEWORK

Even small houses have spaces for additional storage

Q: We love our cozy little new home, but we lack storage space. What can you suggest?

A: Living in a smaller, more environmentally responsible home has become increasingly popular and is a great option for families just starting out. But it can leave you scrambling for storage space.

One way to boost storage is to look to your walls to create more space and function in your home. Wall-storage units don't have to look utilitarian. You can enhance the style and appeal of wall storage by using baskets and decorative boxes. In addition to adding color and accent to a room, they can corral magazines, office supplies and more.

Thinking about replacing your kitchen cabinets? Consider replacing the upper cabinets with shelving. In addition to saving money, open shelves can improve the functionality of your kitchen. Your everyday dishes and attractive serving pieces can create warmth and pizzazz, and you can tackle two kitchen challenges — accessorizing and storage — with one easy solution. And if you happen to have a family member who tends to leave cabinet doors open, using shelves instead could prevent a head bump or two.

Do you have a small bathroom or powder room? Skirt the pedestal sink, and behind the skirt create a bumped-out ledge to store bath necessities and supplies within easy reach.

A nifty idea for even a narrow slice of blank wall in your laundry room or laundry area is to transform it with a wall-mount drying rack. Now you have a handy space to hang and dry small items.

Don't be afraid to take full advantage of a spare wall.

Use the wall's entire height capacity by installing a floor-to-ceiling bookcase. An open unit can look sleek and light, and it makes the room seem taller since it draws the eye up. Another great trick is to build an in-wall niche. These recessed cabinets or shelves are narrow and shallow, so they can be added to almost any wall.

How about a simple wall unit for your mudroom, laundry or entry hall? It's a time- and sanity-saver for busy families, and you can easily build your own. Begin with two tower-style bookcases, and place a wall cabinet between the two units as a bench. If you like a cottage-style look, install beaded board behind the center unit and top it off with a narrow shelf with hooks for coats and bags.

Wish you had room for a home office? You can turn a blank wall into an information center by hanging a combination of blackboards and magnet boards. Blackboards are ideal for writing important phone numbers and reminders, and magnet boards are perfect for hanging small storage bins for pens and notepads, as well as papers and notes that need prompt attention. A bit of simple shelving underneath the boards can even serve as a small desk. Add a small chair and you're set.

HomeWork is the weekly column by the Master Builders Association of King and Snohomish Counties' Remodelers Council about home care, repair and improvements. If you have questions about home improvement, send them to homework@mbaks.com.



THINKSTOCK

Small-bathroom remodels are popular home-improvement projects because they are manageable and affordable.

Remodeling a small bathroom offers big payoff

By Debbie Arrington
Sacramento Bee

It's a small room that gets a lot of use.

The hall bathroom represents a design challenge: How much style can you fit in 40 square feet?

But that little room also could be an appealing starting point: a remodeling project small enough to be affordable and still look stylish or even luxurious.

The hall bathroom also can be a test of DIY skills without overwhelming the family handyman. (Just remember that it's OK to enlist a professional when needed, and some things need city permits.)

Bathroom remodels continue to be a hot item, report industry experts. As the economy continues to recover, homeowners keep up the trend of updating their houses instead of moving.

"All the [remodeling] business is really coming up," says Harry Headrick, owner of Expert Design & Construction in Rancho Cordova, Calif. "The last four years, bathroom [projects] really became a lot more popular as people's budgets obviously were a lot tighter."

"The reason people are

tackling the bathroom — especially the powder room or small hall bathroom — is it's manageable," says Sarah Fishburne, The Home Depot's trend and design director. "It's a weekend project — or a couple of weekends — that you can tackle yourself. Products are ever-evolving to make it simpler, too."

But these little rooms represent a design challenge — namely, size. It's small and can't get bigger. Often, the hall bathroom's position in the house, squeezed between other rooms, prevents expansion.

A typical hall bath with shower measures 5 feet by 8 feet; with a bathtub, it's a few square feet more. Throw in the toilet and vanity, and that's one cramped space.

The trick is to make the room look more spacious without knocking down walls.

Sacramento, Calif., designer Kerrie Kelly likes the new options offered for smaller bathrooms.

"Vanities that 'float' are popular," Kelly says. "They mount to the wall and provide visual spaciousness and accessibility."

See **BATH** on page D14



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TERRENE
HOMES

Preventative steps can keep a mouse out of your house

By Carole Feldman
The Associated Press

Maybe you hear a rustling in your dog's food dish. Or spot droppings in the cabinet under the sink. Or come face to face with a mouse itself.

Besides the yuck factor, mice in the home pose a health risk, says Stuart Nichol of the Centers for Disease Control and Prevention.

"We strongly encourage people at this time [of year] to rodent-proof their houses and try to prevent the rodents from coming in in the first place," says Nichol, chief of the CDC's Viral Special Pathogens branch.

As the weather turns colder, mice are "looking for a little bit of warmth" and a way to get inside, says Missy Henriksen, spokeswoman for the National Pest Management Association.

All they need is the smallest of holes, as small as a coin, to gain entry. So a first step in pest management is inspecting your home for possible entry points.

Have the screens on the chimney, attic or dryer vents detached? Is the weather stripping around doors or

windows worn? Has the putty come loose around air conditioning hoses, or where the electricity or cable wires go into the house? Is there shrubbery close to the house or ivy around the foundation and up the outside walls that mice can use to hide or climb?

"The most effective means of pest control is controlling the problem before it becomes a problem," Henriksen says.

Pest-control technician Shane Flanagan usually starts with a visual inspection of the property to try to see where mice are getting in and where they might be nesting. He'll look in the kitchen and unfinished areas of the basement and attics.

"All that insulation is perfect nesting for mice and [other] rodents," says Flanagan, who works for PestNow, based in Sterling, Va.

Then he sets traps. Placement is key: Mice run along walls.

"If you put them in areas where they're running, you'll catch them," he says.

For do-it-yourselfers, there are many kinds of

See **Mouse** on page D8



BOBBYE FELDMAN / THE ASSOCIATED PRESS

PestNow technician Shane Flanagan sets mouse traps and bait stations on the deck of a home in Rockville, Md.



PHOTOS COURTESY SUSAN SUSANKA

Architect and author Sarah Susanka converted a seldom-used room above her garage (left) into a space where she can “disconnect from the everyday world” through meditation and writing (right).

There's no place like om

More homeowners setting aside space for meditation

By Emmet Pierce
Scripps Howard News Service

In response to the quickening pace of society, some people set aside space in their homes for meditation, prayer and serenity.

“As times have become harder, people have gravitated to what has been true for them in their heart,” says Annie Pane, author of the book “The Dance of Balance: Feng Shui for Body, Mind and Spirit.” “I think it is healthy. It gives people something to stand on.”

Pane says the idea began to catch on in the mid-2000s and gained popularity as the recession deepened. Spending time in a quiet sanctuary within your home helps you gain perspective on your problems, she says.

Regardless of their religious beliefs, people can benefit from having a place for quiet and contemplation, says Terah Kathryn Collins, founder of the Western School of Feng Shui in Encinitas, Calif. The idea is to have someplace to go where you don't have to worry about responding to emails and cellphone messages.

Some people spend thousands of dollars to do this by adding rooms to their homes or remodeling existing spaces, she says. For others, finding a sacred space can be as simple as kneeling on a prayer rug or retreating to a quiet corner.

Architect Sarah Susanka, author of the “Not So Big House” series of books on lifestyle and home design, has created what she calls “a place of my own” in her home in Raleigh, N.C.

“It is a place to allow yourself to disconnect from the everyday world and really be with yourself,” she says. “If you let the things that are making you busy run your life, you never will have time to be still.”

Susanka has set aside a room that does double duty as her meditation space and the place where she does her writing.

“It is a bonus room,” she says. “It is above the garage. When we moved in, it was the least desirable place in the house.”

What she liked about the room, which measures 15 feet by 16 feet, was that it had a steeply sloping ceiling, which gave it a cozy and intimate feeling. She decorated it in earth tones and made improvements.

“I painted this room the terra-cotta color,” she recalls. “I added bookshelves on both walls. The whole wall is floor-to-ceiling in bookshelves surrounding a window, which makes it really beautiful. People realize it is a sacred space.”

To bring in more light, Susanka added a skylight and a dormer window, which extends outward from the room's sloping roof.

The remodeling project, which began

in 2001 and was finished in 2004, was done in two phases. The skylight, paint and a desk cost her about \$5,000. Adding the dormer window and bookshelves cost about \$10,000 more. She detailed the project in her book, “Not So Big Remodeling,” co-authored with Marc Vassallo.

Susanka says not to worry if you don't have a large budget to create a sacred space. The most important thing is to commit yourself to setting aside time each day for peace and tranquility. All you really need is a place where you can be at peace. Something as simple as a folding screen can be used to create a private space in your living room.

“You need very little space,” Susanka says. “The place itself is actually inside you.”

Although she was raised in a Jewish household, Gita Gendloff of Leucadia, Calif., studied meditation in India and has been heavily influenced by Hinduism. The real estate broker used to meditate in a loft at her home, accessible only by a ladder. After two hip replacements, she has moved her meditations to a more accessible bedroom. She says she uses meditation to achieve a sense of serenity.

“When I go into that room, I focus and my concentration gets better,” Gendloff says. “I can feel more in tune with nature, with the universe.”

HOTPROPERTY

SSSHHH: SIMON COWELL LOOKING TO SELL HIS BEVERLY HILLS HOME

Simon Cowell is quietly looking for a buyer for his Beverly Hills trophy house, marketing it outside the Multiple Listing Service.

Cowell is asking \$20 million for the gated estate, according to local real estate agents. The two-story house includes four bedrooms, six bathrooms and 7,265 square feet of living space.

Cowell, 53, is known to television audiences for his role as a music judge on shows including “The X Factor,” “American Idol” and “Britain's Got Talent.”

Los Angeles Times



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MOUSE

Continued from page D6

traps available. There are the "old-school snap traps," as Flanagan calls them; peanut butter works as an effective bait. For the more squeamish, there are snap traps in a plastic housing, so you don't actually see the mouse when it's caught. You can also purchase electronic traps and glue traps.

Flanagan uses snap traps. When he returns to check them, "That gives me more of an idea of the population, how many we might have."

After removing any dead mice from the traps, he'll set up bait stations inside and out to try to prevent further infestations. He'll also try to seal up areas where he thinks mice are getting in the house. That might include putting copper mesh along the dishwasher line, a frequent way that mice get into the kitchen.

And he'll recommend that homeowners remove shrubbery or ivy close to the foun-

ation, pulling it back at least 15 feet from the structure.

The CDC also recommends picking up pet food and water bowls overnight, using thick plastic or metal containers to store grains and pet food, and placing bird feeders some distance from the house.

Many pest-control experts recommend against starting with bait stations. Dead, decaying mice can leave an odor, so it's important to know where they are so you can get rid of them.

In addition, the CDC says mice and rats spread more than 35 different diseases globally.

Nichol says hantavirus pulmonary syndrome and lymphocytic choriomeningitis virus (LCMV), two viruses carried by mice, are associated with "particularly severe diseases."

"You don't have to have direct contact with the mice to get an infection," he says. "You can get it just from the droppings or the contaminated dust."

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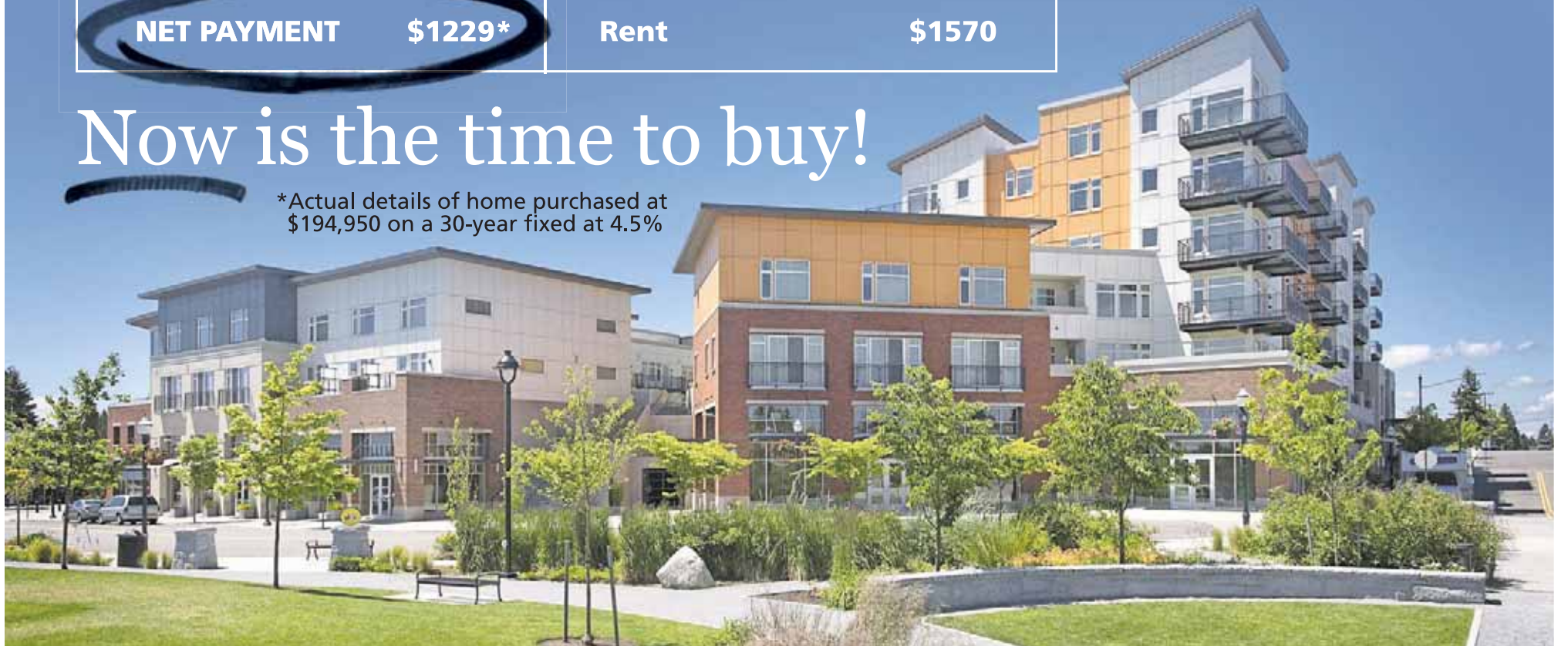
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Adding sink to kitchen island requires plenty of planning, patience

By Ed Del Grande
Scripps Howard News Service

Q: We recently moved into a new home, and the kitchen has a nice island area with a natural-stone countertop, but no sink! We really want a sink — is this a complicated project? We have a basement under the kitchen, if that helps. — Fred, Iowa

A: The good news is that you have access under the island area. If you were on a concrete slab, that could have been a deal-breaker.

It's a good idea to meet with your local building inspector before you start the project. This way, any necessary permits can be taken out.

Installing a new sink in your existing kitchen island can be a little complicated and could involve a few contractors. Basically, it may break down like this:

- The contractor needs to find or create an open pocket area in the cabinet base large enough for the sink and plumbing to be installed.
 - A countertop stone-cutter can then cut out a hole over the pocket area where a drop-in-style sink can be installed.
 - The plumber can drill through the cabinet base and floor to run water and drain lines into the pocket area to connect the sink and faucet.
- Prepare your patience and budget ahead of time, so that you don't end up stranded on your kitchen island because of poor planning.

Master contractor/plumber Ed Del Grande is known internationally as the author of the book "Ed Del Grande's House Call," the host of TV and Internet shows, and a LEED green associate. For more information, visit eddelgrande.com.

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Make your electric bill a bit less shocking

By Kasey Trenum
Scripps Howard News Service

Electric bills are a part of life, whether we want them to be or not. Luckily, we don't have to feel the burn of a huge bill each month.

Here are some tips and tricks to help avoid the jolt of a sky-high bill.

Switch bulbs. You can easily change regular lights to fluorescents. These bulbs may cost a little more initially, but over the course of a year they will be much more budget-friendly.

Seal cracks. Seal windows and doors with caulk. This is simple and inexpensive to do, and it can keep heat and air conditioning indoors where it's needed. Cracks allow air and heat to escape, causing your units to run harder and longer, which costs more money.

Keep empty rooms in the dark. Double-check to make sure all lights are turned off when not in use. Always get into the habit of turning lights off when you leave a room or leave the house. If you tend to forget, you may want to consider setting lights on an automated timer.

Get a programmable thermostat. By planning ahead, you aren't heating or cooling the house when no one is home or while you're asleep.

Clean and replace air filters. This works in the same way sealing cracks does. When you keep filters clean, your unit runs more efficiently, thus saving you cash.

Use a ceiling fan. Fans are a great way to circulate air for less money. Set the fan to blow upward during cold weather to keep the air circulated, and down during warm weather for the opposite effect.

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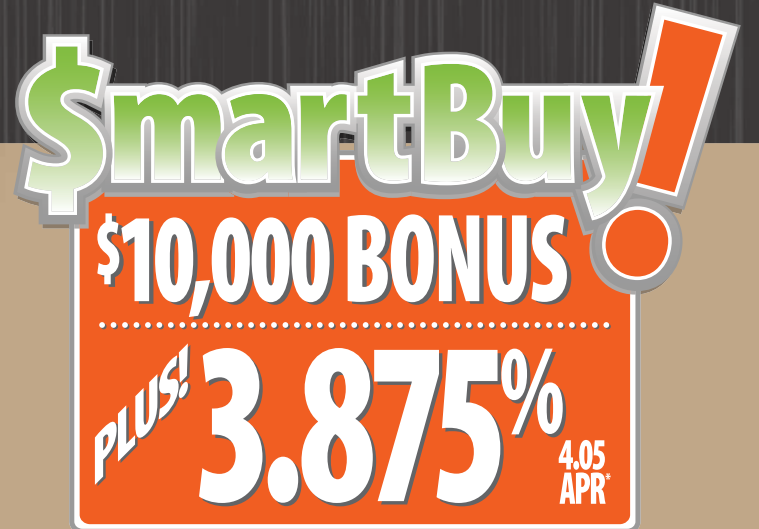


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BATH

Continued from page D5

Just make sure that vanity has more storage space, Headrick says. "People want efficient storage in the vanity."

Large-format tiles — often 12 by 12 inches or 12 by 24 — on walls or the floor create the illusion of more in less space.

"Large-scale tiles are increasingly popular," Headrick says. "People want to get rid of the grout lines. From a maintenance standpoint, the bigger tiles make sense; they're much easier to keep looking new."

"People are really loving porcelain," he adds. "Travertine has sort of run its course; porcelain tile is really popular right now."

White overwhelmingly remains the most popular choice of bathroom color. According to the National Kitchen and Bath Association's 2013 Style Report, white and off-white are used in 71 percent of all bathrooms, followed by beige and bone.

The bathroom color on the rise: gray. It will be used in an estimated 56 percent of 2013 bathroom-remodel color schemes, reports the NKBA.

"People are really liking more grays and natural tones in the bathroom," Headrick says.

But don't be afraid of color or pattern. It can add a lot of impact in a small space. Dark-hued cabinets (think

espresso) contrasted with light-colored floors "look very inviting," Fishburne says. "It's something you can live with a long time."

Pay attention to lighting. Soft light from sconces at either side of the vanity mirror cuts down on shadows. But bright light is needed for such tasks as shaving and applying makeup.

Kelly spices up bathroom lighting with a little bling. A small chandelier can be fun and unexpected in a guest bath. A light bar can look sleek and stylish.

The most requested item in bathroom makeovers: a larger shower.

"People are thinking they'll be in that home another 20, 30 years," Headrick says. "They're looking down the road at what they may need. So they're taking out the tub and installing a larger shower with a curbless entry. From a safety standpoint, there's nothing to trip over. It has accessibility if they need to use a walker."

Also popular are showers with a built-in bench and a "pony wall," or half-wall, and half-glass enclosure. "It minimizes the glass while maximizing the light in the shower," Headrick says.

One remodel that makes a difference is swapping out the toilet for an efficient water-saving model. Often, the hall bathroom gets the most use.

"Switching the toilet is a great way to save money and water," Fishburne says.

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by roche bobois

Photo: Michel Gilbert. SPECIAL THANKS: TASCHEN; www.papieretres.com.



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Perception sectional in leather and fabric, design Philippe Bouix

*\$8,295 instead of \$10,445 until 12.31.13, price valid for composition as shown including all large back cushions but excluding smaller toss cushions. 124.8 / 89.3"1 x 31.1" h x 35.4" d, structure upholstered in Verona leather (over 40 colors available), seat cushion and armrests upholstered in Littoral fabric. Contrasted stitching. Quilted and padded seat cushion. Other dimensions available, armchair and ottoman. **Grand Hotel cocktail table and console**, design Aimé-Cécil and Pierre Dubois. **Manufactured in Europe.**

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Tours available of gated collection's final home

By Teresa Kenney
Special to NWhomes

ISSAQUAH — Ashburton Estates is celebrating the completion of the last of its six homes with an open house this weekend. The event runs from noon to 5 p.m. today and Sunday, and will include catered refreshments.

“This is the final home we have available,” says Jackie Ramirez, the listing agent for the gated community’s homes. “This is the first weekend it has been open to the public, and it’s absolutely gorgeous.

“[The final home] is a unique opportunity because it’s very close-in, but it’s on a lot that is a little over an acre in size with an expansive front yard. [It is] nestled into the foothills of Tiger Mountain, with towering trees and beautiful surroundings. This unique property has an estate feel to it.”

Priced at \$1.43 million, the four-bedroom, 3.5-bath home has more than 4,600 square feet of living space and includes views of Tiger Mountain. The Craftsman-inspired design features stone and shingle detailing.

“The home has a wide front porch, and when you open the door and step inside, there is a beautiful foyer with a two-story vaulted ceiling that is filled with natural light,” Ramirez says.

To the left of the entry is a formal dining room that includes coffered ceilings. To the right is an open great room with a floor-to-ceiling, stone-encased fireplace bookended by custom library shelving.

“One wall of the great room is entirely made up of windows that look out to the backyard and its large trees, lush plantings, garden beds



The last of Ashburton Estates' six homes (shown) is complete and open for tours this weekend. It is priced at \$1.43 million.

and beautifully manicured lawn,” Ramirez says. “Off the great room is a flex room that can be used as a crafts room, game room or guest bedroom. And a private study is right down the hallway.”

Adjacent to the great room is a kitchen, which has Viking appliances, including a gas range; dark cabinetry; hardwood floors; slab granite countertops; a walk-in pantry; and an island with a prep sink.

“We also have a mudroom with slate flooring and built-in cubbies and cabinetry off the three-car garage,” Ramirez says.

Upstairs, a rounded balcony overlooks the first floor, and the master suite is separated from the three other bedrooms by a bridge for added privacy.

“The master suite is simply majestic — there is a wall of



The open great room includes a stone-encased fireplace and custom library shelving.

ASHBURTON ESTATES

Open noon–5 p.m. today–Sunday and by appointment at 9923 239th Lane S.E., Issaquah

Price
\$1.43 million

Information
425-890-1141 or
terrenehomes.com

windows that looks over the backyard,” Ramirez says. “The five-piece master bath features heated flooring to pamper you, and deco tile surrounds the tub and the two sinks.”

The home also includes a second-floor bonus room that is wired for speakers.

Ashburton Estates is located in the Issaquah School District, and is less than 4 miles from Squak Mountain State Park and 5 miles from Lake Sammamish State Park.

“We have this wonderfully private neighborhood with a natural setting and great views — you can watch the paragliders soaring off Tiger Mountain,” Ramirez says. “And yet, we are less than 2 miles from downtown Issaquah’s fabulous restaurants and shopping.”

Ashburton Estates is built by Terrene Homes. The local company’s partners have 70 years of combined home-building experience.

“If you’re not the one to purchase the final home at Ashburton, you can still come by to tour the home to see the type of quality this homebuilder offers,” Ramirez says. “We have several other communities that are coming on the market, including Lakeview in Sammamish and Terrene at Harrison Street in Issaquah.”

Resort offers second-home buyers design choices

Content provided by Suncadia

CLE ELUM — More than \$41 million worth of homes and homesites have sold this year at Suncadia, a Central Washington resort featuring nine neighborhoods to suit a variety of styles.

Home sales are forecast to increase throughout the remainder of the year as the demand for second homes continues to rise, says Richard Seay, vice president and director of sales and marketing at Suncadia.

“We’re seeing that customers are once again comfortable pursuing their plans to build,” he says. “Construction costs are still relatively low, and people are once again making the decision to build. It’s exciting to see the promising growth and expansion of the Suncadia community.”

Suncadia closed more than \$42 million in home sales in 2012, representing its best year since 2008 and more than doubling the total from the previous year.

This year, 141 properties have been sold at Suncadia, compared with 128 in 2012.

Two builders have joined the mix at Suncadia this year. Bella Villa Resort Homes of Ridgefield, Wash., and Element Residential, Inc., of Bothell purchased a combined 23 homesites in the Prospector’s Reach neighborhood, which marked the first multiple-home development by builders since 2008.

Suncadia includes vacation homes, homesites and condominiums ranging in price from \$65,000 to \$2 million. Neighborhoods include The Lodge, Rope Rider, Prospector, Black Nugget, Trailhead and Pros-



Suncadia has three golf courses, and many of the resort community’s homes are located within walking distance of at least one.

pector’s Reach, all of which offer a resort-village experience; Nelson Preserve, which includes views and access to the Cle Elum River; and Tumble Creek and its estate homesites.

“2013 started off as a great year for Suncadia real estate, and we are excited to continue this momentum throughout the year,” says Buzz Korth, designated broker for Suncadia Real Estate Sales Company. “Suncadia offers an unmatched setting for second homes, and customers are jumping at the chance to build in our resort community.”

Suncadia offers a variety of amenities, including Prospector and Rope Rider golf courses, Portals Restaurant, the Hill House Swim & Fitness Center and the Glade Spring Spa. Suncadia is the only resort of its kind



Tumble Creek homeowners have exclusive access to the Hill House Swim & Fitness center.

to feature championship golf on two resort courses and a winery within its boundaries

— Swiftwater Cellars, which crushes grapes onsite. In addition, Tumble Creek

homeowners have access to the private Tom Doak-designed Tumble Creek golf

SUNCADIA

Open 9 a.m.–5 p.m. daily and by appointment at 3600 Suncadia Trail, Cle Elum

Prices

Homesites from \$65,000

Information

1-800-667-1828 or suncadia.com

course, and can experience high-end camping at the exclusive Sasse Mountain Outpost.

Seasonal activities and events at the property include summer outdoor movies, Harvest Festival and Winterfest celebrations, outdoor concerts at Swiftwater Cellars, miles of hiking and biking trails, winter ice skating, guided fly-fishing tours and paddleboard rentals.

Mix of architectural styles among available homes

Content provided by
Parkridge at The Woodlands

REDMOND — Homebuyers have begun moving into Parkridge at The Woodlands, a community of 51 three- to six-bedroom homes in the Education Hill area.

“We’ve had seven homeowners move in, and they’ve all loved the neighborhood and the location,” says John L. Scott’s Jamie Ham, the listing agent at Parkridge at The Woodlands.

He says the location places homeowners near everything that made Redmond one of Money magazine’s “Best Places to Live” in 2012, including the Cascade Mountains, Woodinville’s wineries and the “stellar schools” of the Lake Washington School District.

Parkridge at The Woodlands is located near major employers such as Microsoft and Google, and is less than 5 miles from Redmond Town Center. Access to Highway 202, Interstate 405 and state Route 520 allows for convenient connections to Marymoor Park, the Sammamish River Trail and Willows Run Golf Course.

Parkridge at The Woodlands includes 3 acres of protected greenbelt, parks, playfields and trails. The homes are available in a mix of architectural styles, including Colonial, Craftsman, shingle, Tudor and traditional. Exteriors feature Northwest hues, as well as stone or brick detailing and decorative wood braces and gable trim.

Built by CamWest, a Toll Brothers company, the community has eight homes for sale.

“We have a variety of homes available,” Ham says. “For example, our Kingston



Presale homebuyers can utilize the builder’s design center to personalize the kitchens and other living spaces.



Living rooms with two-story ceilings are among the community’s design options.

PARKRIDGE AT THE WOODLANDS

Open 11 a.m.–6 p.m. weekends and noon–6 p.m. weekdays at 17187 N.E. 117th St., Redmond

Prices

From the low \$700,000s

Information

206-390-6909 or tollbrothers.com

design averages 2,751 square feet and includes four bedrooms and 2.5 baths. And our Sequoia is a 3,415-square-foot plan that features five bedrooms and three baths.”

Depending on the home they choose, buyers may be able to move in in time for the holidays. Additional homes are scheduled for completion in February and March.

“For our presale homes, homebuyers can utilize [CamWest’s] new design studio in downtown Kirkland to personalize their spaces,” Ham says. “It’s one-stop shopping. Working with a design consultant, they can choose from thousands of

options to outfit their homes.”

He says the floor plans at Parkridge at The Woodlands cater to a variety of tastes and styles. Some include separate living and dining rooms for more formal entertaining, while others have open great-room layouts. Flexible spaces such as third-floor open lofts and second-floor bonus rooms accommodate homeowners’ changing space needs over the years.

Additional options include front porches, two-story ceilings in formal spaces, and main-floor guest bedrooms or dens with adjacent three-quarter baths. All homes include oversize windows and two- or three-car garages.

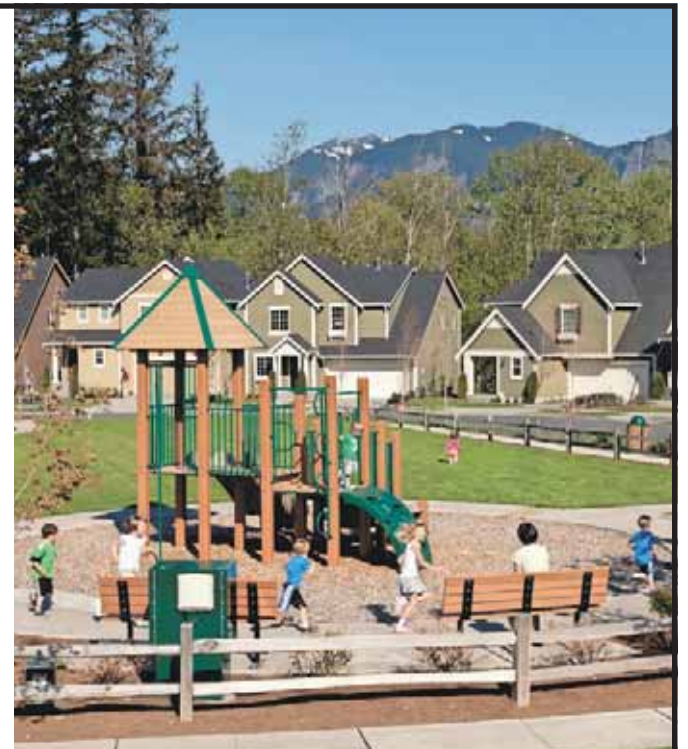
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Prices reduced on community's remaining homes

Content provided by Alder Way

LYNNWOOD — Alder Way is a neighborhood of 50 homes located near the junction of Interstates 5 and 405.

Nestled among the more established communities in the area, Alder Way offers a hard-to-find balance of lifestyle and location, says David Duncan, the listing agent for the homes.

"After a successful opening last fall, we have only a few homes left," Duncan says. "All remaining homes are ready to go. There is a special promotion from one of the Pacific Ridge preferred lenders that features zero closing costs and payments as low as \$1,182 per month. All remaining homes have also seen recent price reductions."

Built by Pacific Ridge Homes, the six remaining three-bedroom homes range in size from 1,561 to 1,902 square feet and are available in five floor plans, all created specifically for Alder Way. Customization options allow buyers to put their own touches on a new home.

Standard features on every home include GE appliances, granite kitchen countertops, birch kitchen cabinetry with concealed hinges, chrome Moen and Olympia faucets, and high-efficiency forced-air natural gas furnaces with programmable thermostats.

"Our standards can be costly upgrades at other new-home communities," Duncan says. "You get a lot of home for your money with Pacific Ridge."

Alder Way's location is convenient for homeowners who work at Boeing's Everett plant and Paine Field. Alderwood Mall is within walking distance of the community.

"It's truly about location



ALDER WAY

Open from 11 a.m.–6 p.m. Saturdays–Sundays and 1–6 p.m. Mondays–Fridays at 2112 171st Place S.W., Lynnwood

Prices

From the low \$300,000s

Information

425-244-0444 or pacificridgehomes.com

at Alder Way," Duncan says. "Our community is unique in that it sits among some very nice neighborhoods and mature landscapes in the area. We're so close to Alderwood, the freeways, the Puget Sound — there's something for everyone here."



Above: Kitchens at Alder Way include stainless steel appliances, granite countertops and hardwood floors.

Left: Remaining homes range in size from 1,561 to 1,902 square feet and are available in five floor plans,

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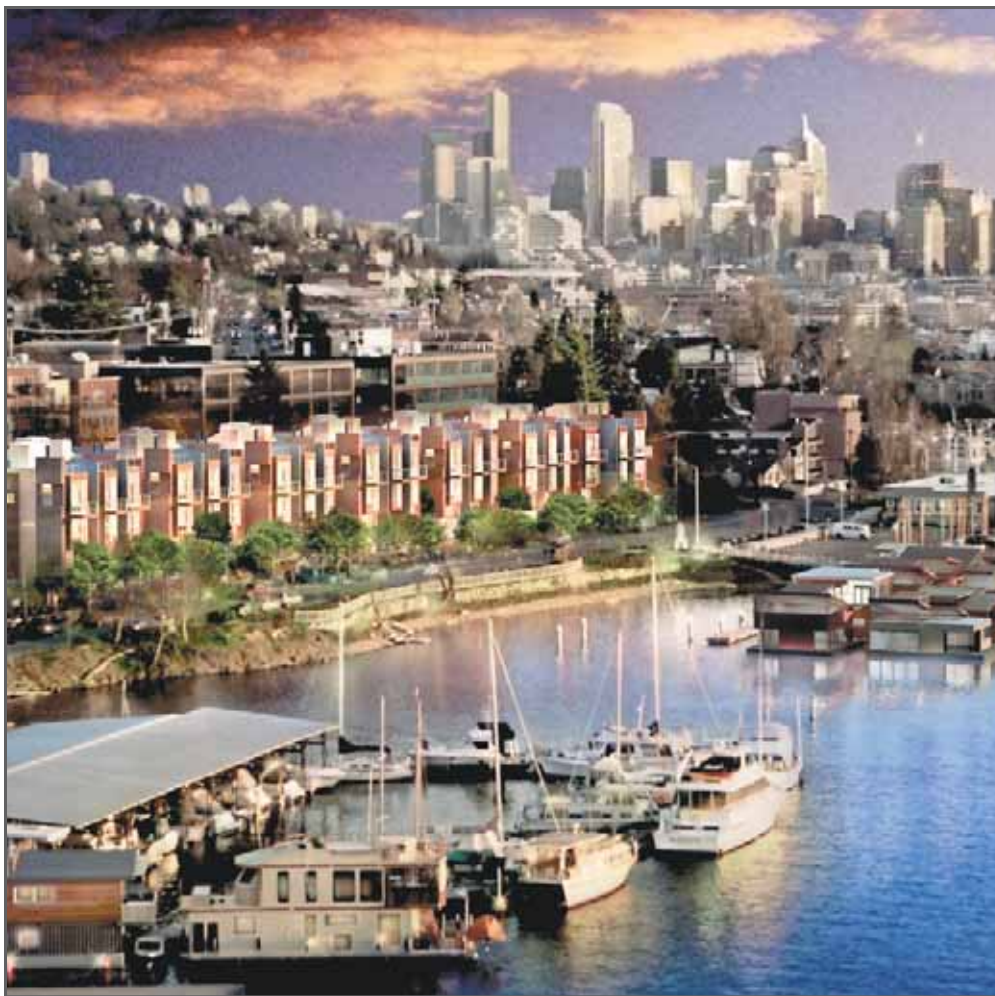
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	North Creek Estates #6 ~ 632 182nd St SE	3399	5	3.5	2	\$569,950	\$559,950
EVERETT-MILL CREEK 425-508-4291	Larimer Highlands #45 ~ 11330 58th Ave SE	3277	4	2.5	2	\$484,300	\$474,950
LYNNWOOD-ALDERWOOD 425-244-O444	Alder Way #2 ~ 2111 171st St SW	1889	3	2.5	2	\$339,950	\$334,950
	Alder Way #5 ~ 2033 171st St SW	1891	3	2.5	2	\$319,950	\$314,950
LYNNWOOD-BRIER 206-734-4226	Canyon Gate #3 ~ 20120 13Th Ave W	3342	4	2.5	2	\$495,340	\$485,340
	Canyon Gate #5 ~ 20130 13Th Ave W	3399	5	3.5	2	\$499,340	\$489,950
LYNNWOOD-MILL CREEK 425-248-1545	Veremonte Vista ~ 118 147th PL SE	GRAND OPENING OCT. 26-27 / SNEAK PEAK SHOWINGS BY APPT.					
MARYSVILLE 425-244-O444	Pacific Meadows #37 ~ 5611 116th St NE	2415	4	2.75	3	\$359,950	\$339,950
	CreekWalk ~ 5634 147th Pl NE	GRAND OPENING NOV. 2-3 / SNEAK PEAK SHOWINGS BY APPT.					

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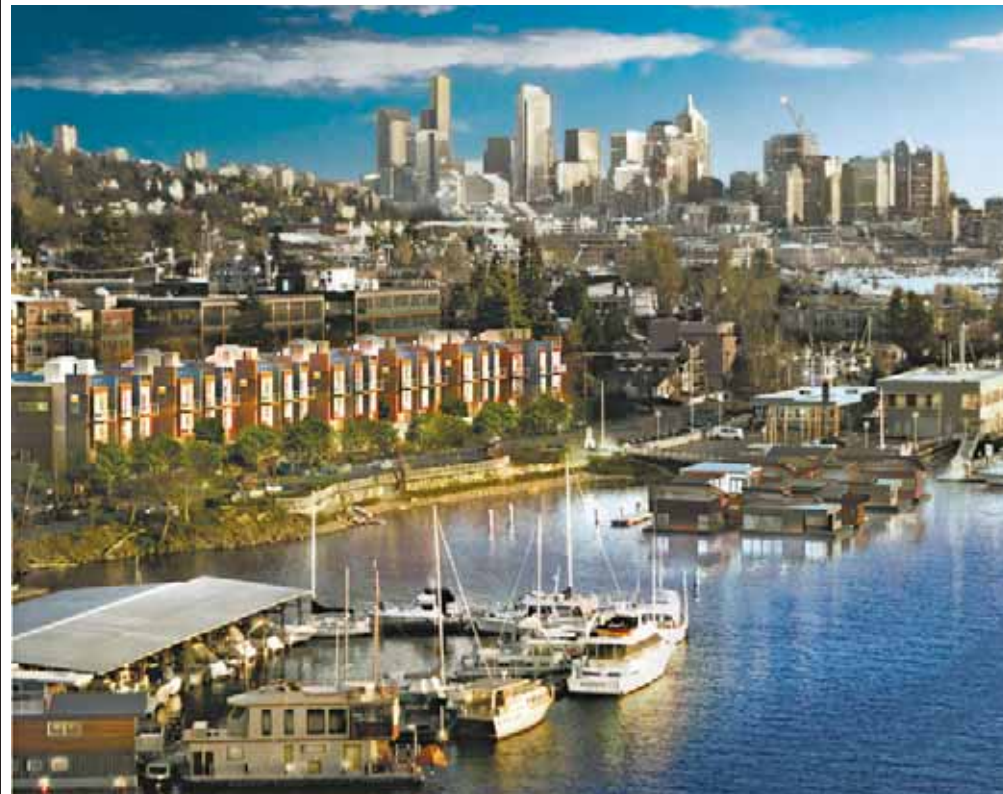
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NEW Homes



A rendering of the community shows its future location on the eastern shore of Lake Union.

Presales available at lakeside community

Content provided by The Residences at Fairview

SEATTLE — A public open house will take place today and Sunday to showcase the remaining homes in the first phase at The Residences at Fairview, a 21-unit attached residential development on the eastern shore of Lake Union.

The homes range in size from 2,500 to more than 5,000 square feet (for combined homes), and presale pricing starts at \$1.3 million. Occupancy is scheduled for March.

“Presale buyers are locking into this never-before, never-again opportunity,” says Nick Glant, the listing broker at NWG Real Estate. “They are able to enjoy presale pricing and leverage today’s historically low interest rates while positioning to sell their existing home early next year in a rising marketplace.”

The Residences at Fairview is part of the Wards Cove master plan, which includes a new marina, a commercial office building, a dozen floating-home sites and a reclaimed beach for the community. Residents will have access to a guest suite, a fitness center and a conference room, and can choose from several moorage options.

THE RESIDENCES AT FAIRVIEW

Open 1-4 p.m. today and Sunday at 88 Hamlin St., Seattle

Prices

From \$1.3 million

Information

206-342-0204 or fairviewlakeunion.com

The multiphase development is being built in seven clusters of three attached residences. Each three-story home will include a roof deck featuring a fireplace and provisions for an outdoor spa and a wet bar. The homes will have in-building parking, two or more bedrooms, 11-foot ceilings and abundant windows.

“The Residences at Fairview has changed the game with this project,” said Felicia Brooks, a Coldwell Banker Bain broker who is representing one of the buyers. “Top-notch townhomes are rare, and this one has it all, including a private garden, garage and panoramic views.”

Variety of specials available for grand opening

Content provided by Hawkesbury

KENT — Hawkesbury isn't for run-of-the-mill, garden-variety homebuyers, according to Nancy Gower, a sales representative at Schneider Homes, the community's builder.

She says this weekend's grand opening of the community of one- and two-level Craftsman-style homes is especially noteworthy for "buyers who deserve something better."

All homebuyers at Hawkesbury receive free front-yard maintenance for the first year. And new buyers are eligible for a \$4,500 buyer bonus for closing costs or pre-paid upgrades if financing is handled by one of Hawkesbury's preferred lenders.

Set on lanes, cul-de-sacs and streets edged by sidewalks on both sides, Hawkesbury features 35 homesites in this first of five planned phases. The homes showcase the neighborhood's variety, including designs that range from three to six bedrooms and 2.5 to three baths, plus dens, home offices, bonus rooms, flex rooms and first-floor

HAWKESBURY

Open noon-5 p.m. Saturdays-Wednesdays and by appointment at 27925 154th Ave. S.E., Kent

Prices

From the high \$300,000s

Information

253-217-9998 or schneiderhomes.com

master bedrooms.

In the kitchens, slab granite crowns both countertops and islands that are large enough to accommodate family celebrations, Gower says. Stainless steel appliances complement "stylish maple cabinets with the kind of quiet, 'soft-close' doors and drawers that buyers like and expect."

Natural-gas fireplaces are a focal point and favorite for visitors, says Gower. Energy Star-rated windows, tankless gas water heaters and forced-air gas heating systems contribute to the energy efficiency of the homes.



Hawkesbury offers a mix of one- and two-level Craftsman-style homes.

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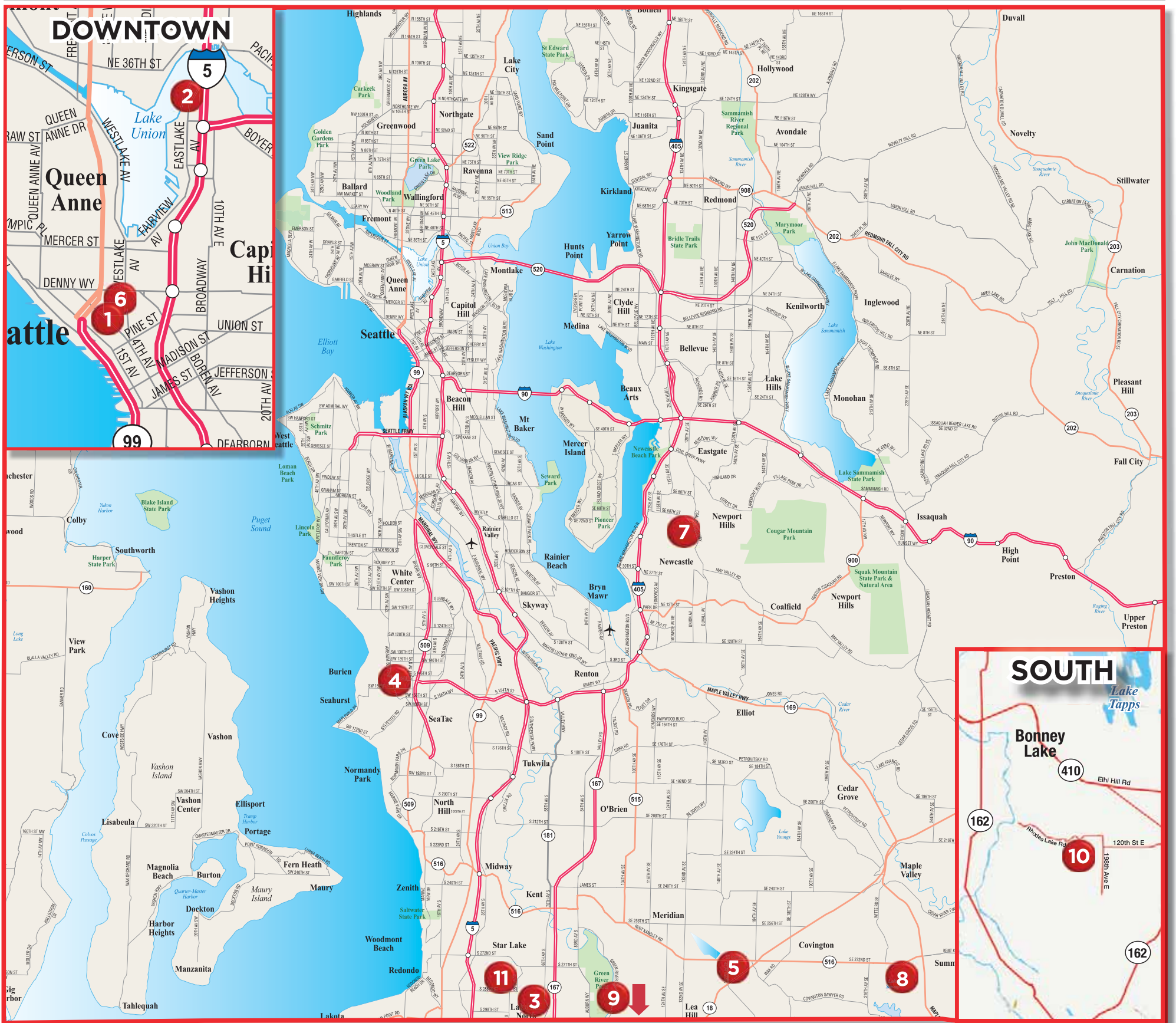
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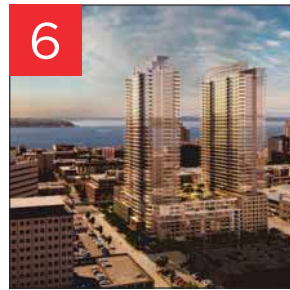
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KIRKLAND WATERFRONT

Tuscan masterpiece located West of Market on the shores of Lake Washington with optimal southwest exposure. Custom built with the finest craftsmanship and attention to detail. **Beth Billington 425-450-5208/Christi Clark 425-450-5257. MLS# 453059. \$5,699,000**



EXTRAORDINARY WATERFRONT

Open Sun 1-4. 5044 Butterworth Rd. A poolside fashion plate... its Palm Beach attitude picture - perfect for party flow. Substantial moorage... boat and float plane. Dial www.wendysgonedigital.com. **Wendy Lister 425-450-5206. \$4,888,000**



MERCER ISLAND - WESTSIDE

Gold Coast Waterfront! 100' low bank west facing waterfront. Custom one owner home, sandy beach, dock and deep water moorage. Quiet, private, one of a kind on a coveted street. **Patricia Wallace 206-947-2209. MLS# 529794. \$4,780,000**



MEDINA REFINED LUXURY

Rare is an offering of this caliber! One-level living. Modern elegance at its best, open floor plan designed for hosting family and friends. Art walls and 18' ceilings. **Mary Norris 206-713-2151/Terry Allen 425-417-6161. \$3,580,000**



EAST COAST TRADITIONAL

Open Sun 1-4. 1011 91st Ave NE. Outstanding new Mirikeen Homes, LLC, 5000 sq. ft., Carrera marble, DCS appliances, boxed beam 10 ft ceilings, walnut stained hardwoods, gorgeous corner lot with privacy. **Pat Patt 425-941-3049. MLS# 528587. \$3,200,000**



LUCKY 3 ~ BELLEVUE TOWERS

3 Bedroom ... 3 Decks ... 31st Floor, 3-Car Garage, 3,398 sf, (2 chef kitchens!). 270° views...mountains, cities, moonrise to sunset! **Wendy Lister 425-450-5206 / Kirsten Paulsen 425-466-9760. \$2,188,000**



SIGNATURE BROADMOOR ESTATE

First time available in over 35 years! Sited on a 12,000+ sf lot on Broadmoor's coveted west fairway, this 1927 5 bedroom estate boasts stunning spaces for living & entertaining. **Lisa Turnure 206-919-6605. MLS# 547145. \$2,150,000**



HUNTS POINT

Open Sun 1-4. 8472 Hunts Point Lane. Ideal for entertaining! Hunts Point one level living. Main floor Master; Chef's kitchen, gym or nanny quarters. Spacious solarium for office or studio. Near parks and tennis. **Mary Norris 206-713-2151. MLS# 526351. \$2,088,000**



572' PUGET SOUND WFT

Open Sun 12-4. 5869 Section Ave. Shy 20 waterfront acres on Guemes Is overlooking Padilla Bay. Main home with 6BR/3BA Tower home with 2BR/1BA. Old growth forests, organic gardens, solar, sustainable and special! **Boyd & Trull 206-669-0096. MLS# 549709. \$1,998,000**



WASHINGTON SQUARE PENTHOUSE

High tone boutique penthouse. Located above the pulse of vibrant downtown Bellevue. Brilliant sunrises - shimmering city night lights. Concierge. Private 2-car garage. **Terry Allen 425-417-6161/Wendy Lister 425-283-8858. \$1,795,000**



MEDINA RAMBLER

Charming 4 BR, 2.5 BA rambler with 2,700 square feet in a fantastic Medina location! Skylights & floor-to-ceiling windows flood the home with light. Cook's kitchen with slab granite. Spectacular grounds. **www.christi-clark.com. Christi Clark 425-450-5257. \$1,475,000**



CITY, MOUNTAIN & SOUND VIEWS

Luxury Queen Anne Townhome. Spacious open floor plan. A cooks dream kitchen. Master bedroom retreat with spa-like master bath. 2 view decks. Patio. Guest suite with 3/4 bath and sitting area. **Sue Donaldson 206-979-9749. MLS# 543871. \$949,000**



LOCATED STEPS FROM THE WATERFRONT!

3 BR/2 BA condo on the Garden Level with large patio. Great rm w/fplc, gourmet kitchen, luxurious mstr. Unbeatable Puget Sound Views! Go to: **BuyTacoma.com Margo Hass-Klein 253-279-9949. MLS# 521953. \$658,000**



SPECTACULAR SUNSET HILL

Open Sun 1-4. 2846 NW 70th St. 4 BR/1.5 BA, hardwood, French doors lead glass. Period finishes & fixtures. Playhouse, studio, shop bldgs w/covered patio. Custom, Custom, Custom, must see! **Pamela Bowe 206-947-7914. MLS# 537739. \$588,500**



WHIDBEY ISLAND GETAWAY

Open Sun 1-4. 657 Arbor Crest Lane. Welcome to Langley Garden Bungalows: a community of handcrafted homes with the year round charm of Langley right on your doorstep. A perfect retreat: close to home. **Rachel Bradley 425-519-3333. MLS# 549656. \$319,000**