

D

New Homes for sale  
in the Seattle and  
Puget Sound Area

# New Homes

## SATURDAY

### FLORERA | seattle

## Condos reintroduced at up to 35 percent off

**F**lorera, a 59-unit condominium community in the heart of Seattle's Green Lake neighborhood, is being offered under a bulk-sales program, with prices up to 35 percent off original sales prices.

"With today's low interest rates, homebuyer tax credits up to \$8,000 and FHA financing offering just 3.5 percent down payment, Florera offers the fabulous opportunity for those that desire the Green Lake lifestyle in a high-quality, sustainably built condominium," says Curt Pryde, the developer of Florera.

The building is already 25 percent sold, but prospective buyers still have a broad selection of homes to choose from as they become available each month. Studios range from 578 to 589 square feet and are offered from \$244,950. One-bedroom and one-bedroom-plus-den homes range from 648 to 923 square feet and start at \$274,950. Two-bedroom homes with one or 1.75 baths range from 927 to 1,215 square feet and start at \$401,950.

With FHA financing, home-ownership at Florera begins with a 3.5 percent down payment and a total monthly payment of \$1,028, including principal and interest, mortgage insurance and home-owner dues (taxes not included).

"Our operating costs are far lower than traditional buildings, offering residents low homeowners' dues of just 42 cents per square foot per



*The interiors of Florera were inspired by the surrounding Green Lake neighborhood, noted for its relaxed, healthy lifestyle.*

#### View these homes

Open noon–5 p.m. Saturdays–Sundays, or by appointment during the week, at 413 N.E. 70th St., in Seattle's Green Lake neighborhood

#### Prices

From the mid-\$200,000s to more than \$400,000

#### Information

206-595-0983 or  
floreragreenlake.com

month," Pryde says. "That's a third less than comparable buildings."

Florera features colors, textures and tones that exhibit a natural flavor. Its name was derived from the word "flour-

ish," embracing the philosophy of creating a space for people to live, play and grow, Pryde says.

Features include renewable bamboo flooring, which is more than twice as hard as most woods, produces less dust and fewer chemical emissions, and is low-allergenic. Concrete and recycled terrazzo countertops offer a fresh look with reflective glass-tile accents.

Building amenities include a community great room, catering kitchen and access to a large patio. Upstairs, a full-size rooftop terrace provides multiple outdoor gathering areas and a series of P-Patches for residents to plant their own gardens.

Florera is located three miles from downtown Seattle, one block from the hub of Green Lake culture and 75 yards from the lake. Resi-

dents can take a 2.8-mile walk around the 2.8-mile lake; sip a coffee at one of several outdoor cafés; or shop at the quaint, upscale boutiques, which are a new addition to the neighborhood.

"Green Lake breeds a healthy, balanced lifestyle, and Florera is opening doors to homebuyers who don't want to be dominated by domestic responsibilities of home ownership or a mortgage," says Chris Rossman, director of sales for Realogics Sotheby's International Realty, which represents the bulk-sales program for Florera. "The idea is simple — more living, less cost."

Blocs of homes are being released for immediate sale and occupancy as leases expire in the building, according to Rossman. Prospective buyers are invited to choose a home that's currently available or place a reservation on another home that is currently occupied and scheduled for release in the near future.

The homes were leased for the past year as the developer secured FHA financing and aligned the sales effort with tax credits and interest rates.

"The market is showing signs of stabilization and that's critical for our homebuyers to feel confident about buying," says Pryde. "We're realistic about pricing and offering sizable savings from previous list prices to help. We're committed to selling these beautiful homes as condominiums, and leases will not be extended."