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New Homes for sale
in the Seattle and
Puget Sound Area

New Homes

SATURDAY

FIFTEEN TWENTY-ONE SECOND AVENUE | seattle

Promotion recognizes homes' LEED certification

OPUS Northwest and Smart Center Seattle are providing a new smart fortwo automobile with each new home closed between March 1 and May 31 at Fifteen Twenty-One Second Avenue, a condo tower near Seattle's Pike Place Market.

The special offer is in recognition of the development being certified as a Leadership in Energy and Environmental Design (LEED) Silver development — the first for an all-residential condo tower under the city's new downtown land-use code.

"We were searching for a way to celebrate this milestone with our homebuyers and thought this would help generate some attention to the entire movement of green development," says Tom Parsons, vice president of OPUS Northwest and developer of Fifteen Twenty-One Second Avenue.

During development of the 440-foot condominium tower, 95 percent of construction and demolition waste was recycled. It also has energy efficiencies such as double-pane low-E glass windows and high-efficiency lighting in common areas; and water efficiencies such as dual-flush toilets, low-flow showerheads and limited landscaping that requires little irrigation.

Parsons says the result is reduced energy consumption and operational overhead. The total home-owner's association dues at Fifteen Twenty-One Second Avenue are just 57 cents per square



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foot per month, he says.

"Our buyers are investing in the quality, the preserved views and market confidence that Fifteen Twenty-One Second Avenue provides," Parsons says. "But they don't want to spend more than they need to in monthly dues — we're an extremely efficient building to operate."

The smart fortwo is a compact, European-built car that is 98 percent recyclable. It gets up to 46 miles per gallon on the freeway and can fit into tight spaces — two can fit tandem within most parking stalls. The two-seater (hence the name fortwo) is licensed and operated like any other conventional car.

With the promotion, one car will be included in the parking

stall for each home closed between March 1 and May 31.

"These are impressive vehicles, and after one test drive you'll see how logical they are in the city," says Ethan Smith, general manager for Smart Center Seattle.

The LEED Silver certification is another accolade for Fifteen Twenty-One Second Avenue, which has received numerous awards for its design innovations. These include:

- West Coast's "Outstanding High-Rise" for 2009 as part of the Gold Nugget Awards
- "Project of the Year" in the national Multifamily Executive Awards
- "Multi-Family High-Rise of the Year" by the National Association of Industrial and Office Properties

View these homes

Open by appointment at 1521 Second Ave., Seattle. A smart fortwo will be on display 11 a.m.-5 p.m. today and Sunday.

Prices

From the low \$1 millions

Information

206-443-1521 or fifteentwentyone.com

• "Attached Community of the Year" (one of eight winners) by the National Association of Home Builders.

The 143 two-bedroom homes at Fifteen Twenty-One Second Avenue average 1,914 square feet and are priced starting in the low \$1 millions. The community is more than two-thirds sold.

Parsons says Fifteen Twenty-One Second Avenue is the only community of its kind to have secured view easements to protect views of Elliott Bay and downtown's city lights for nearly every home.

Those interested in viewing the new condominiums and the Smart cars are encouraged to schedule an appointment. And for qualified homebuyers, there's an opportunity to test-drive both the car and the home. A fully furnished home is available for a night by appointment, allowing prospective homebuyers to "sleep on it."