

The Seattle Times

# New Homes

## SATURDAY

**FIFTEEN TWENTY-ONE SECOND AVENUE | seattle**

### Eight homes remain at high-rise near market

Seattle—One of the most successful condominium developments to grace the West Coast is quickly approaching its latest (and perhaps its greatest) accomplishment yet – selling out. Fifteen Twenty-One Second Avenue, an award-winning high-rise community with 143 homes and adjacent to The Pike Place Market has just eight homes remaining for sale.

“I suppose all good things must come to an end,” said Sandy Justen, a Community Sales Representative with Re/algos Sotheby’s International Realty and a homeowner in the tower. “But for those that are ready to make a move we still offer a select number of homes plans to choose from.”

Now 95% sold, more than half of the floor plans are sold out, and several other plans have just one or two home options remaining. Recently there were competing offers on the final E plan, which has since sold out. One home remains with either the popular D plan or B plan, which measure 1,644 square feet and 1,968 square feet, respectively, and range in price from \$1.83 million to \$1.875 million. There are also two homes available with the A plan, which measures 1,824 square feet and starts at \$1.9 million. Several C plan homes remain available offering 1,729 square feet, which is priced from \$1.565 million. According to public records, the average purchase price in the building is approximately \$1,800,000, which is remarkable for a building with a 143 residences.

“It was our belief that the Seattle marketplace was ready for a high-rise community of all penthouse-quality homes rather than the typical mix of studios, one and two bedrooms with a few large plans at the penthouse level,” said Julie Biniasz,



Fifteen Twenty-One Second Avenue (foreground left) offers views of Elliott Bay from each of its 143 units.

another Community Sales Associate whom also lives in the tower. “But we knew we had better have the ultimate location, protected water views and a design aesthetic that was second to none. Fortunately, we assembled a team that delivered on all accounts and more.”

Beyond pricing, Biniasz highlights several attributes that separates this first-of-its-kind tower from its peers. Firstly, the building was designed so that every residence was at least a two bedroom home (averaging 2,000 square feet) with unique features such as the “Glass Room” – an indoor/outdoor environment with operating window panels for use in all seasons. Secondly, residents enjoy a perpetual view easement to the west ensuring that views of Elliott Bay are preserved forever. In fact with just three to five homes per floor and by virtue of a creatively faceted floor plate, this tower affords every owner a water view – even from the east side of the building. Thirdly, the community is enviably located between Pike and Pine streets on 2nd

Avenue just a few steps from the Pike Place Market and countless urban amenities. Homeowners at Fifteen Twenty-One Second Avenue are ideally positioned to benefit from the billion-dollar waterfront park that will replace the aging Alaskan Way Viaduct in 2016. 2018?

“I can already envision jogging along the promenade, eating alfresco at the many seaside restaurants and enjoying the sounds of the active waterfront instead of a freeway,” said Biniasz. “This evolution is only going to add value to my investment as Seattle will finally get its new front porch to the bay.”

Savvy homebuyers aren’t the only ones drawn to Fifteen Twenty-One Second Avenue. Industry peers and national judges have already recognized its excellence in design, development and sales performance. Accordingly, the community was voted the “West Coast’s Outstanding High-Rise” at the Gold Nugget Awards during the Pacific Coast Builder’s Conference in 2009. The same year

#### View these homes

Open 11 a.m.–6 p.m. daily and by appointment at 1521 Second Ave., Seattle

#### Prices

From \$1.565 million

#### Information

206-443-1521 or  
FifteenTwentyOne.com

it was also the “Project of the Year” according to the Multifamily Executive Awards and the “Multifamily High-Rise of the Year” per NAIOP. Lastly, it was awarded the regional winner of the “Attached Community of the Year” at The Nationals – a completion of high profile developments sponsored by the National Association of Home Builders. Beyond awards, Fifteen Twenty-One Second Avenue is significant because it was the archetype of the City of Seattle’s new “tall and skinny” building code and it’s the first residential high-rise in Seattle to receive a LEED™ (Leadership in Energy and Environmental Design) “Silver” certification for its sustainable development practices. Perhaps accustomed to its role as a trendsetter, Fifteen Twenty-One Second Avenue is also likely to be the first of the luxury condominium towers built during the past development cycle to sellout with nothing comparable in the pipeline.

“I believe Fifteen Twenty-One Second Avenue will ultimately become as collectible as it is exceptional,” said Justen. “A building like this only comes around so often.”