



## INTEREST RATES

as per mortgage101.com  
 < \$417,000 on 4/3/12

Conv. 30 Year Fixed  
 4.150% / 4.23% APR

Conv. 15 Year Fixed  
 3.380% / 3.51% APR

Conv. 10 Year ARM  
 3.560% / 3.44% APR

Conv. 5 Year ARM  
 2.970% / 3.22% APR

FHA 30 Year Fixed  
 4.125% / 4.20% APR

For a Purchase/ Refinance,  
 based on 750+ credit, Full Doc  
 Income, 80% LTV, 20% Down/Equity,  
 Primary Home, SFR, King Cty,  
 25 Day Lock w/ 0% Loan Orig Fee  
 & 0% Disc Pts

## IN THEIR WORDS

“David was a pleasure to work with. We listed our home and purchased our dream home with David as our agent. After several long months of searching for our perfect dream home we finally found our house, our offer was accepted within hours and we closed within weeks. We love our new home and couldn't be any happier.”

## CONTACT

David O'Connor  
 Windermere Real Estate/Shoreline  
 (206) 755-9547  
 DavidJOConnor.com



## Keep the Water Flowing with Drain Clogging Prevention Tips

*Keeping your drains clear is probably easier than you think. With a few simple precautions, you can prevent your drains from clogging.*

### Tips for the Kitchen Sink

Pour grease into cans and throw them in the garbage. If you empty grease into the sink, the grease collects along the sides of the pipe and then food particles stick to the pipes, eventually contributing to a clog.



When grinding food in a disposal, run plenty of cold water to flush food particles down the pipe. Using too little water can contribute to the particles collecting along the sides of the pipe.

Don't empty coffee grounds in the sink.

### Tips for the Bathroom

Clean the pop-up stoppers in sinks frequently. Hair often collects here and causes clogs.

Never flush heavy paper products down the drain. Excess paper can clog the toilet and/or the whole sewer system.

[http://www.lowes.com/cd\\_Clear+Clogged+Drains\\_587687001\\_#](http://www.lowes.com/cd_Clear+Clogged+Drains_587687001_#)

## Drain Trap or P-Trap? What is the Difference?

### Common Plumbing Terms

**Branch Line:** A supply pipe that carries water to an individual fixture.

**Cleanout:** An opening, closed by a removable plug, that provides access to a drain or sewage pipe for clearing blockages.

**Drain Trap (or P-Trap):** A U-shaped passage at a fixture or in a drain line that stays filled with water to keep sewer gases from escaping from the drain into living spaces.



**Shut-Off Valve:** A valve that cuts off water to one or more fixtures, allowing repairs without shutting off the supply system for the entire house.

**Trunk Line:** The main cold-water supply pipe within the house.

**Vent Stack:** A large vertical pipe that projects above the roof; connected to the soil stack, it vents sewer gases from the soil stack, preventing the gases from entering the living space.



**APRIL HOME WARRANTY TIP:**  
*Pour a kettle of boiling water down the drain once a week to melt away any fat or grease that may have collected. But, if the drain pipe is made of plastic pipe, don't use boiling water!*



## Avocado Fruit Salad

### Salad Dressing Ingredients:

- 1-1/2 Tbsp olive oil
- 2 Tbsp raspberry vinegar
- 1 tsp grated lime peel
- 1 Tbsp fresh lime juice
- 1 Tbsp fresh chopped basil leaves
- 1/2 tsp dry mustard
- 1/4 tsp salt
- 1/4 tsp pepper

### Salad Ingredients:

- 1 10 oz package mixed baby greens
- 4 kiwi, peeled and sliced in half rounds
- 1 grapefruit, peeled, seeded, sliced
- 2 cups sliced strawberries
- 2 star fruits, sliced
- 1/2 ripe avocado, seeded, peeled and sliced

**Salad Dressing Directions:** In a small bowl, whisk together all ingredients, set aside.

**Salad Directions:** In a large salad bowl, combine baby greens, kiwi, grapefruit, strawberries and star fruit. Pour on dressing and toss to coat. Top with avocado slices.



**DAVID O'CONNOR**  
 Windermere Real Estate/Shoreline  
 900 North 185th Street  
 Shoreline, WA 98133  
 206-755-9547



## ECHO LAKE MARKET WATCH: HOMES CLOSED JANUARY - MARCH 2012



### 20008 6th Ave NE

1950 Two Story w/bsmt  
 3bdrm / 2.25bth/ 2240sqft / no gar  
 Orig List Price: \$295,000 (7/28/11)  
 Reduced 4x: \$229,000 (11/14/11)  
 Pending (1/25/12) **DOM=86 days**  
 Closed: \$230,000 (2/22/12)  
 Sales Price/Listed Price = **100%**  
 Prev Sold: \$285,000 (5/28/04)  
 Bank Owned



### 18829 Ashworth Ave N

1952 One Story  
 4bdrm / 2.0bth / 1690 sqft/ no gar  
 Orig List Price: \$298,000 (9/26/11)  
 Reduced 1X: \$279,000 (1/16/12)  
 Pending: (2/15/12) **DOM=30 days**  
 Closed: \$265,000 (3/16/12)  
 Sales Price/Listed Price = **95%**



### 19824 Ashworth Ave N

1954 One Story  
 3bdrm / 1.75bth / 1470 sqft / 1 gar  
 Orig List Price: \$279,000 (2/6/12)  
 Pending: (2/19/12) **DOM=13 days**  
 Closed: \$279,000 (3/14/12)  
 Sales Price/Listed Price = **100%**



### 20402 5th Ave NE

1957 One Story w/bsmt  
 3bdrm / 1.5 bth / 2820 sqft / 2 gar  
 Orig List Price: \$309,950 (2/3/12)  
 Pending: (2/6/12) **DOM=3 days**  
 Closed: \$310,000 (3/20/12)  
 Sales Price/Listed Price = **100%**  
 Prev Sold: \$354,000 (12/16/05)



### 2320 N 187th St

1956 (2003 Eff Date) Two Story  
 5 bdrm / 4.0 bth / 2940sqft / 2 gar  
 Orig List Price: \$425,000 (10/28/11)  
 Reduced: \$414,000 (11/27)  
 Pending (12/23/11) **DOM=27days**  
 Closed: \$414,000 (2/21/12)  
 Sales Price/Listed Price = **100%**



### 19243 Meridian Ave N

1953 Rambler  
 3bdrm / 1.75bth/ 1610 sqft / no gar  
 Orig List Price: \$249,950 (4/23/11)  
 Reduced 12x: \$159,950 (12/30/11)  
 Pending (1/13/12) **DOM=13 days**  
 Closed: \$152,000 (4/2/12)  
 Sales Price/Listed Price = **98%**  
 Short Sale



### 1304 N 195th St

1955 One Story w/ Bsmt  
 3bdrm / 1.75bth / 1100 sqft/ 1 gar  
 Orig List Price: \$155,000 (2/17/12)  
 Pending: (2/17/12) **DOM=1 day**  
 Closed: \$152,000 (3/30/12)  
 Sales Price/Listed Price = **98%**  
 Short Sale



### 1818 N 204th Pl

1954 One Story w/ Bsmt  
 3bdrm / 2bth / 1470 sqft / no gar  
 Orig List Price: 189,950 (2/24/12)  
 Pending: (2/27/12) **DOM=3 days**  
 Closed: \$237,000 (4/2/12)  
 Sales Price/Listed Price = **125%**

### Thinking of Selling?

Today's real estate market requires a unique approach. With over 30 years as a Shoreline resident and over 20 years as a REALTOR, I know your neighborhood and what it takes to complete a **successful sale**.

### My Referral Philosophy

I work hard for this positive feedback from all my clients and their referral of a friend or family member. I promise you will have 200% of my attention, expertise and effort to make your real estate experience pleasurable. You will be 100% confident in recommending me to people close to you.

