

# YEAR OF THE CONDO

When it comes to the Seattle condo market that was set ablaze this year, we've got another mantra to add to "location, location, location": "Details make the deal." We looked into the most interesting urban amenities offered in new and coming-soon developments around town, and here's what our research revealed



Coofit...Ahhh! Movable screens at Lumen

## HOTEL LIVING 24/7

If hotel-condo complexes are the hallmark of a major metropolis, then Seattle has finally arrived. Concierge service 24 hours a day, room service and housekeeping are just a few of the advantages of residing atop a hotel, an ideal arrangement for downsizing empty nesters and frequent travelers. Among the trend-setting towers are **One Lincoln Tower/Westin Hotel** (650 Bellevue Way NE, Bellevue; 425.450.5555; [onelincolntower.com](http://onelincolntower.com)) on the Eastside and **2200/Pan Pacific Hotel** (2200 Westlake Ave.; 206.287.0022) and **Four Seasons Private Residences/Four Seasons Hotel** (99 Union St.; 206.239.1814; [seattleprivateresidences.com](http://seattleprivateresidences.com)) in Seattle. Opening in 2008, **Second + Pine** (1600 Second Ave.; 206.256.1600;

[secondandpine.com](http://secondandpine.com)) puts a twist on the condo-cum-hotel with City Suites—intimate quarters specifically designed as second residences. Owners have the option of incorporating their unit into hotel room rentals, thereby bringing in the bucks when no one's home.

## UNUSUAL AMENITIES

The modern condo is not just about the comforts of home; it's about connection to a community of like-minded individuals. As in a beehive, your living space may be small, but it's efficient, and at your disposal are shared social spaces buzzing with interaction. Spas and health clubs, owners' lounges, guest suites and theatre rooms are a few of today's expected amenities. But among the more unusual are a martini lounge with an aerial view found at **Belltown's Gallery** (2911 Second Ave.; 206.441.0300;

[liveingallery.com](http://liveingallery.com)) and a 25,000-square-foot private social club designed into **Escala** (Fourth Avenue and Virginia Street; 206.443.1918; [escalamidtown.com](http://escalamidtown.com)) to which residents will automatically belong when it opens in 2008.

## PERSONALIZED SPACES

Condo developers have long offered customization in the way of optional floor plans and interior packages. But today, according to Dean Jones of real estate marketing firm Realogics, the trend is toward allowing homeowners to define their living spaces, both personal and shared. At **Lumen** (Mercer Street and Fifth Avenue; [lumenlife.com](http://lumenlife.com)), room layouts morph according to the whims of the owner, through the use of movable transparent room dividers. The creators of **Fifteen Twenty-One** (1521 Second Ave.;

206.443.1521; [fifteen20one.com](http://fifteen20one.com)) acknowledged their audience of primarily upscale empty nesters and designed an executive boardroom, as well as a playroom for visiting (and well-mannered) grandchildren. Wine caves, workshop/studio space and car wash areas are among a few thoughtful extras provided by Escala for their upscale residents.

## GOOFY GAMES

With the arrival of **Veer Lofts** (Ninth Avenue N and Harrison Street; 206.342.5900; [veerlofts.com](http://veerlofts.com)) to South Lake Union in fall 2007, residents will join the more than 25 million American bocce ball enthusiasts with the unveiling of their outdoor court. Incorporated into a landscaped garden, the second floor sand court is made up of crushed oyster shells. The word from real estate agent and condo blogger Wendy Leung ([seattlecondoreview.com](http://seattlecondoreview.com)) is that the biggest chess set in the region can be found on the roomy rooftop deck overlooking the Seattle skyline at the **Athena** (323 Queen Anne Ave. N). There's no worry of residents running off with the king—he stands about 4 feet tall and is generously weighted so he won't blow away. In the basement of **First Avenue's Madison Tower** (at Hotel 1000, 1000 First Ave.; 206.957.1000; [madisontowerseattle.com](http://madisontowerseattle.com)), tee off from faux grass for a round of virtual golf where you drive your ball into a screen that will calculate your trajectory and note where it lands. Pick from more than 50 famous courses worldwide—even zero in on a specific hole. The public is invited to play for \$30 per hour.