

# Somerset/ Eastgate

Area: 031

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## *Area Information*



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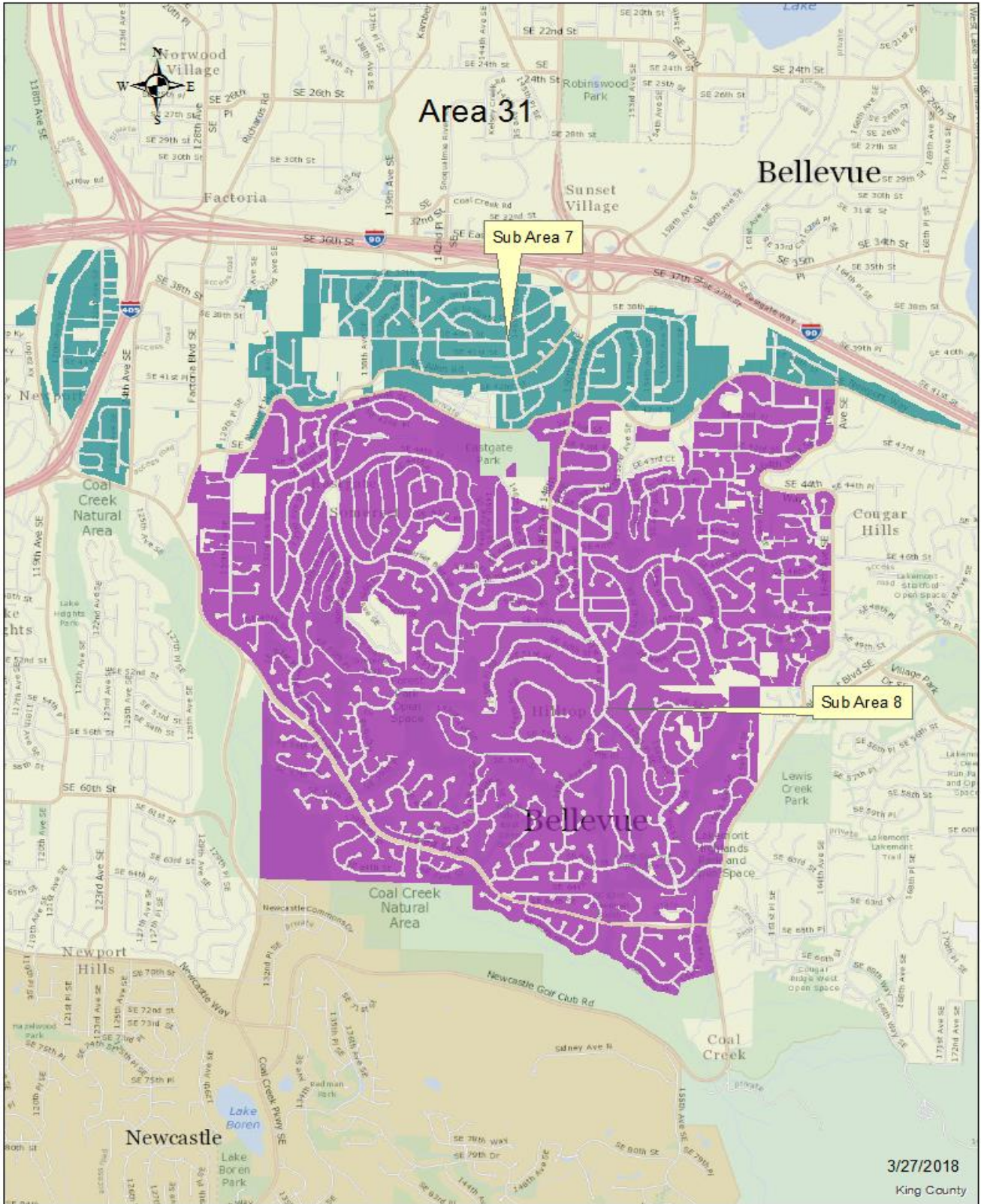
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# Area 031 - Overview Map



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## Area Information

### Area 31 – Somerset/ Eastgate

Area 31 is located in the southern section of the City of Bellevue – This is a very desirable area with outstanding access to I-90 and I-405. It provides excellent commutes to many recreational areas and major commercial centers of Bellevue, Seattle and Issaquah. Located in the west part of Subarea 7 is Newport High School; this school has been consistently rated in the nation’s top 50 and is highly sought out. Houses typical to this area were built from 1950 to the present, with quality of construction from grade 7 through 13 and total living area from just under 1,000 square feet to approximately 10,000 square feet. Home sales have a very expansive price range which provides for a variety of neighborhoods and housing from entry level to luxury living. Most of area 31 has been developed and platted into single family sites, but some larger sites still remain which have the potential for further development. This includes larger improved sites where zoning will allow segregation of additional sites and a few larger, vacant acreage parcels that can support multiple sites.

Subarea 7, commonly known as Eastgate, is located in the northern section of area 31 just south and mostly east of the intersection of I-90 and I-405. The Factoria shopping/business center is within the subarea boundaries. The average year built of the homes is 1964 with the average quality grade of 7. Some parcels enjoy nice westerly views, but this is not the norm of this subarea since it generally lies at lower elevations than the rest of area 31.

Subarea 8, commonly known as Somerset, has some of the most spectacular views on the Eastside. This includes views of Lake Washington and Lake Sammamish, a distant Puget Sound, the Cascade and Olympic mountains (including Mt. Rainier & Baker), and the Cities of Seattle and Bellevue. The average year built of the homes is 1979 with the average quality grade of 9. This subarea also includes many higher quality homes as well.



## Area 031 Housing Profile ...continued



Grade 6/Year Built 1949 / Total Living Area 1780



Grade 7/ Year Built 1967/ Total Living Area 1540



Grade 8/ Year Built 1985/ Total Living Area 2200



Grade 9/ Year Built 1987/ Total Living Area 2790



Grade 10/ Year Built 1996/ Total Living Area 4280



Grade 11/ Year Built 1990/ Total Living Area 3890

## Area 031 Housing Profile ...continued



Grade 12/ Year Built 2001/ Total Living Area 6130



Grade 13/ Year Built 2005/ Total Living Area 7950



# Glossary for Improved Sales

## Condition: Relative to Age and Grade

- 1= Poor Many repairs needed. Showing serious deterioration.
- 2= Fair Some repairs needed immediately. Much deferred maintenance.
- 3= Average Depending upon age of improvement; normal amount of upkeep for the age of the home.
- 4= Good Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain.
- 5= Very Good Excellent maintenance and updating on home. Not a total renovation.

## Residential Building Grades

- Grades 1 - 3 Falls short of minimum building standards. Normally cabin or inferior structure.
- Grade 4 Generally older low quality construction. Does not meet code.
- Grade 5 Lower construction costs and workmanship. Small, simple design.
- Grade 6 Lowest grade currently meeting building codes. Low quality materials, simple designs.
- Grade 7 Average grade of construction and design. Commonly seen in plats and older subdivisions.
- Grade 8 Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
- Grade 9 Better architectural design, with extra exterior and interior design and quality.
- Grade 10 Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
- Grade 11 Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
- Grade 12 Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
- Grade 13 Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.