

NewHomes

SATURDAY

PONTERERA | seattle

Nonprofit developer offers options for purchase assistance

From a hum to a buzz and then to a roar, the word about the new condominiums at Pontedera is generating an energy all its own.

Fresh off the grand opening of Pontedera's sales center, this cosmopolitan community of flats, lofts and commercial live/work spaces is currently pre-selling its 102 homes.

Buyers are learning more about the broad spectrum of financing options — from deferred-payment loans to property tax exemptions — that in many cases is making first- and even second-home purchasing more realistic than ever before, according to Windermere Real Estate representative Jada Pettigrew.

Pettigrew credits Pontedera's positive opening to HomeSight, a nonprofit developer and statewide leader in promoting vibrant communities by offering a mix of "attractive and affordable" homes. Through private and public partnerships, HomeSight provides purchase assistance of up to \$120,000 for qualified homebuyers. Property taxes for a typical two-bedroom home are as low as \$300 annually for 12 years for eligible buyers.

"There simply is not a more cosmopolitan and vibrant community in which to live in Seattle," Pettigrew says of what many call South Downtown. "People are saying, 'Wow! This sprung up and I have to see it.



This community of flats, lofts and commercial live/work spaces is currently pre-selling its 102 homes at prices starting at \$214,900.

It's brand new, it's affordable and I can live close to everything."

"This is quite new for the Jackson Place neighborhood," she adds. "There have been some smaller developments, but something like this has simply not been offered here before."

Based on the success of its previous projects, HomeSight was determined to create a building that was not only beautiful in the community but also comfortable for its residents, Pettigrew says.

Entryways and kitchens at Pontedera use ultra-durable flooring made from environmentally sustainable woven-strand bamboo. Stainless steel GE appliances, surrounded by maple cabinets, are highlighted by designer-selected accent colors in the kitchen.

Select homes also offer granite tile-framed gas fireplaces, air conditioners, floor-to-ceiling windows and

soapstone or granite tile countertops.

Nine one- and two-bedroom loft-style homes on the west side of the first floor offer 13-foot ceilings, polished concrete floors, fireplaces and private outdoor decks.

Eight commercial ground-floor spaces, with live/work options, are also available along Hiawatha Place. These homes range from 945 to 1,600 square feet and offer 13-foot ceilings, large storefront windows and roll-up garage doors.

All Pontedera homeowners will enjoy the practicality of oversized elevators, which make move-ins more convenient; a controlled-access parking garage with bike storage rooms; electric-car recharging stations; and private storage spaces.

Thanks to its Built Smart energy-efficient construction, Energy Star appliances, water-conservation fixtures and central gas-fired hot-water

View these homes

Open noon-6 p.m. daily or by appointment at 823 Hiawatha Place S., in the Jackson Place neighborhood just south of downtown Seattle

Prices

One-bedroom homes from \$214,900, two-bedroom homes from \$264,900, loft homes from \$278,900, three-bedroom homes from \$354,900 and commercial live/work spaces from \$292,000

Information

206-650-3286 or pontederacondos.com

system, Pontedera can save home-owners up to 30 percent on their utility bills.

HomeSight used sustainable materials and products manufactured in the Pacific Northwest, from Milgard windows designed and built in Tacoma to wall heaters made by King Electronics in Seattle's Georgetown neighborhood.

Sweeping views of the downtown skyline can be enjoyed from many Pontedera homes. Decks, patios and balconies — as large as 720 square feet for the penthouses — create personal outdoor oases set against an urban backdrop. The second floor features an entertainment-ready community room and landscaped terrace.