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Spanaway lake homes for sale

Skip to main contentAD editors select extraordinary homes for sale across the United StatesOctober 1, 2014STATS3 BEDROOMS2 BATHROOMS1,600 SQ. FT.\$975,000Pedigree: Fast-rising Los Angeles architecture studio Oller & Pejic collaborated with Marc Atlan, a creative director, to devise this enigmatic 2012 house, wrapped around a central courtyard and set in a remote stretch of the Mojave Desert overlooking Joshua Tree National Park. The home's black-stucco façades are meant to evoke shadows on the landscape, while its form takes inspiration from the work of Frank Lloyd Wright and Rudolph Schindler.Property Values: The two-and-a-half-acre grounds include a pool and carport.Talking Point: Urbanites needn't fear the seclusion; Palm Springs is just a 30-minute drive away.STATS4 BEDROOMS3.5 BATHROOMS4,500 SQ. FT.\$1.8 MILLIONPedigree: Designed by AD100 architect Hugh Newell Jacobsen in 1988, this white painted-brick residence (dubbed A Village of One's Own) just outside Philadelphia is distinguished by a gabled roofline inspired by New England vernacular building styles. Dormers and floor-to-ceiling windows drench the crisp interiors in sunlight. A dramatic spiral staircase leads to the master suite and library on the house's lower level, which, by virtue of being built into the sloped site, opens onto the surrounding lawns.STATS4 BEDROOMS4 BATHROOMS2 HALF BATHS5,600 SQ. FT.\$4 MILLIONPedigree: Stormfield, a bucolic 30-acre estate, is famous for being the onetime home of author Mark Twain. Sadly, the 1908 house he commissioned was destroyed in a fire, but later owners rebuilt it (albeit on a smaller scale) in 1925 by consulting the original blueprints. Today the handsome Mediterranean Revival manse, a 90-minute drive from Manhattan, brims with period charm, thanks to coffered ceilings, turned-wood balustrades, and wide-plank floors.Property Values: The parcel has a tennis court, garage, and pool. Talking Point: Twain named the grounds after "Captain Stormfield's Visit to Heaven," the last story he ever published.Property Values: The four verdant acres also contain a barn-style garage (with lofted living space) and a bluestone-paved terrace. Talking Point: This is the first time the dwelling has been on the market.STATS5 BEDROOMS3.5 BATHROOMS4,500 SQ. FT.\$1.8 MILLIONPedigree: A striking assemblage of rectilinear volumes, this 1970 modernist gem in a historic Detroit suburb on scenic Lake St. Clair was crafted by architect Paul Rudolph for a pair of intrepid aesthetes and their five children. Horizontal redwood planks clad the exterior and also appear as accents throughout the otherwise largely white interiors. The idiosyncratic configuration yields a series of inviting rooms, including several conversation spaces and a triple-height atrium that functions as a formal dining area.Property Values: Located at the end of a cul-de-sac, the lot measures just under half an acre.Talking Point: Rudolph's only Michigan project, the house is an eye-catching counterpoint to its Colonial- and Tudor-style neighbors.Property Values: A pool, yoga studio, and spa facility also occupy the nearly 23-acre grounds, which were designed by Mizner in collaboration with the Olmsted Brothers firm. Talking Point: Owners can delight guests with the secret tearoom, a surprisingly airy space concealed behind wood paneling.STATS3 BEDROOMS2.5 BATHROOMS4,000 SQ. FT.\$5.2 MILLIONPedigree: Encompassing 265 picturesque acres, this horse-and-cattle ranch in southern Colorado is anchored by a luxurious 2008 Mediterranean Revival dwelling. A state-of-the-art kitchen and radiant-heat stone floors are complemented by such rustic touches as reclaimed-timber beams and hand-troweled plaster walls.STATS5 BEDROOMS5 BATHROOMS2 HALF BATHS8,600 SQ. FT.\$3.2 MILLIONPedigree: Before creating some of the most legendary homes in Palm Beach, Florida, architect Addison Mizner conceived this 1912 Litchfield County manse—a mix of Tudor and Mediterranean elements—for shipping heir Jerome Alexandre. Called Rock Hall, the stone-and-stucco house is one of the few extant Mizner-devised residences north of the Mason-Dixon Line. It was restored in 2005 and now operates as a country inn.Property Values: Set against the backdrop of mountain peaks, the estate includes a guesthouse, a caretaker's cottage, a ten-stall barn, and an indoor equestrian arena. Talking Point: Ample water rights and frontage along the Cucharas River make the land ripe for agricultural development. Skip to main contentAD editors select extraordinary homes for sale around the worldSeptember 14, 2015Woodstock, VermontStats:4 Bedrooms4 Baths3,900 sq. ft.\$8.75 millionCelebrated for desert dwellings that incorporate rammed earth, Arizona architect Rick Joy embraced an altogether different vernacular for this 210-acre compound.Contact: Four Seasons Sotheby's International Realty, 802-291-0436Woodstock, VermontCompleted in 2009, the main house and guest barn put a fresh spin on traditional New England gabled roofs and cedar shingles, and feature masonry constructed of rocks dredged from Lake Champlain.Woodstock, VermontDesigned for a hockey-loving client and his sporty family, the property boasts a basement rink with synthetic ice and an indoor basketball court. Come winter, one can skate on the plot's pond—also a lovely spot for dips in summer.Olympia Fields, IllinoisStats:4 Bedrooms3 Baths3,600 sq. ft.\$619,000Architect H. P. Davis "Deever" Rockwell, a protégé of Mies van der Rohe's, devised this Chicago-area home for his own family in 1964. One look at the place and his mentor's influence is clear: Half-dug into a woodland bluff, the two-story glass-and-concrete building evokes International Style icons. But Rockwell distinguished himself through a number of striking details, including a forecourt paved with the same kind of river pebbles embedded in the interior's terrazzo floors.Contact: Baird & Warner, 847-277-8965Olympia Fields, IllinoisThe architect lived here until 2006, when the 2.5-acre estate was sold to the current owners. Though the house has since been renovated, its layout remains true to the original floor plan.Volterra, ItalyStats:11 Bedrooms9.5 Baths12,000 sq. ft.\$8.7 millionIn the 17th century a nobleman in want of a lavish retreat enlisted the Florentine architect Gherardo Silvani to craft this three-story villa, situated on a 20-acre hilltop parcel overlooking the Tuscan countryside. The residence fell into ruin and was eventually abandoned, but in the 1960s, it caught the eye of Franco Cristaldi, the movie producer now best known for 1988's Cinema Paradiso. He bought and refurbished the estate, adding a pool complex and updating a pair of guesthouses, among other elegant interventions.Contact: Tuscany Sotheby's International Realty, +39-055-075-1888 Heather Bircher These perpetually bright properties offer up eternal sunshine—and they're all for sale. Advertisement - Continue Reading Below Bath, NH Old meets new inside this freshly renovated three-bedroom, three-bathroom Cape-style house complete with custom wide-plank floors.Agent: Tiffany Howard; peabodysmith.comListing Price: \$299,000 Breomo Bluff, VA The facade of this restored five-bedroom three-bathroom country home may be bright, but the mature gardens—with more than 68 varieties of shrubs and trees—offers plenty of shade.Agent: Page George; pagegeorge.evusa.comListing Price: \$379,000 Hillsboro, TX Bring your horses! In addition to the five-bedroom, four-bath farmhouse, this property includes 20 private and partially fenced acres and a classic red barn.Agent: Jana Nors; janansrealstate.comListing Price: \$335,000 Portland, CT Cozy features inside this four-bedroom, two-bathroom home include a living room fireplace and a built-in dining room hutch dating back to 1770.Agent: Joann DeRaffaele; bhhsneproperties.comListing Price: \$314,500 Danbury, IA Charming details abound in this six-bedroom, two-bathroom Victorian home, including antique hanging lights and floors with original tiles.Agent: Aaron Bircher; aaronbircher.comListing Price: \$144,900 This content is created and maintained by a third party, and imported onto this page to help users provide their email addresses. You may be able to find more information about this and similar content at piano.io When you owe more on your home than it's worth, but you have to sell, you need to squeeze every dollar possible from the sale. Here are seven tips for navigating the short-sale process. 1. Know who you owe A short sale has to be approved by any company that has a mortgage or lien against your home. That includes your first, second, or even third mortgage lender, your home equity line lender, your homeowners or condominium association, and any contractors who've placed a lien on your home. Make a list and start talking to everyone early in the process. Ask what documents they'll need from you. 2. Pick your short sale team You'll need to work with a team of short sale experts, including a real estate agent, real estate attorney, and your accountant. Look for agents and attorneys who advertise themselves as short sale experts. Interview at least three, and listen carefully for signs that they understand the complexities of the short sale process. Yard & Patio Is your patio oh so shabby? These super-easy projects will make hanging outside fun again. Slideshow Some trees are more trouble than they're worth. Before you head to a nursery, see our slideshow. Then, see even more trees readers hate. Cleaning & Decluttering Non-toxic, Low-cost. Hydrogen peroxide is your cleaning arsenal's secret weapon. Agents should explain how they'll arrive at a suggested price for your home. Ask them to show you a sample short-sale package or for an example of a prior short-sale success. 3. Get your documents ready Gather the paperwork your creditors and mortgage lenders asked to see, like your listing agreement and a hardship letter explaining why you need to do a short sale. You'll also need proof of what you earn and what you owe as well as copies of your federal income tax returns for the past two years. 4. Expect delays Despite a federal rule saying banks participating in the federal government's Making Home Affordable loan modification program must respond to short-sale offers within 10 days, it may take weeks or months for your lender to decide whether to allow you to sell your home in a short sale—and even longer if you must negotiate with more than one lender or lienholder. Your lender and lienholders don't have to agree to your proposed short sale. They can reject your terms or make a counteroffer, which can create further delays. 5. Anticipate demands Discuss with your short-sale team how you should respond to common short-sale demands from lenders. For example, are you willing to sign a promissory note agreeing to pay outstanding amounts after the sale is complete? 6. Know the tax implications Any unpaid amount of your mortgage "forgiven" by your lender through a short sale may be considered income to you under federal tax rules. Ask your attorney or accountant whether you qualify to exclude that amount as income on your tax returns under the Mortgage Forgiveness Debt Relief Act and Debt Cancellation Act. Also ask if you'll be required to report amounts "forgiven" by other lienholders, if applicable. 7. Consider how the short sale will affect your credit and what you must pay Ask whether your lender will report the short sale to credit-reporting agencies. Having a portion of your debt forgiven may negatively affect your credit score, but a short sale typically damages your score less than a foreclosure or bankruptcy. Ask your lawyer whether you'll be responsible for paying back the lenders' loss. If the lender says it will forgive any losses on the sale of your home, get that promise in writing. Other web resources IRS information on the Mortgage Forgiveness Debt Relief Act and Debt Cancellation This article includes general information about tax laws and consequences, but isn't intended to be relied upon by readers as tax or legal advice applicable to particular transactions or circumstances. Consult a tax professional for such advice; tax laws may vary by jurisdiction. It's never too early to think about how your home can best attract potential buyers! From basic repairs to home staging, and onward to holding open houses, hiring a real estate agent, making disclosures, and planning your move, you'll find lots of useful information here.

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