



SEATTLE · THE EASTSIDE · GREATER PUGET SOUND

The Seattle & Eastside Neighborhood Guide

Sixty-plus neighborhoods to know before you move to Greater Seattle, from waterfront estates to lock-and-leave towers.

JEFF REYNOLDS

Compass Washington

jeffreynoldsseattle.com

A WELCOME FROM JEFF

Choosing where to live in Greater Seattle is often a bigger decision than choosing the house itself.

Seattle and the Eastside can feel less like one city than a constellation of smaller ones, connected by water, bridges, ferries, parks, and employment centers, each with its own architecture, main street, and rhythm of the seasons. A ten-minute drive can move you from a 1920s brick Tudor to a glass tower, from a fishing marina to a golf course under the cedars.

I'm a Seattle native and have worked in real estate full time since 2003, advising on and selling more than 500 homes, with particular depth in downtown condos and luxury properties across Bellevue, Kirkland, Medina, Clyde Hill, and Mercer Island. This guide is the resource I wish every relocating buyer had on day one: a clear, honest orientation to the places that make up this region.

A note on how it's written: you won't find rankings here, or promises about the "best" place to live. Every neighborhood in this guide is described by its characteristics, its housing, its setting, its access, so you can decide what fits your life. When you're ready to see them in person, I'm easy to find.

— *Jeff Reynolds*



A Saturday on the dock. Life here happens on the water.

HOW TO USE THIS GUIDE

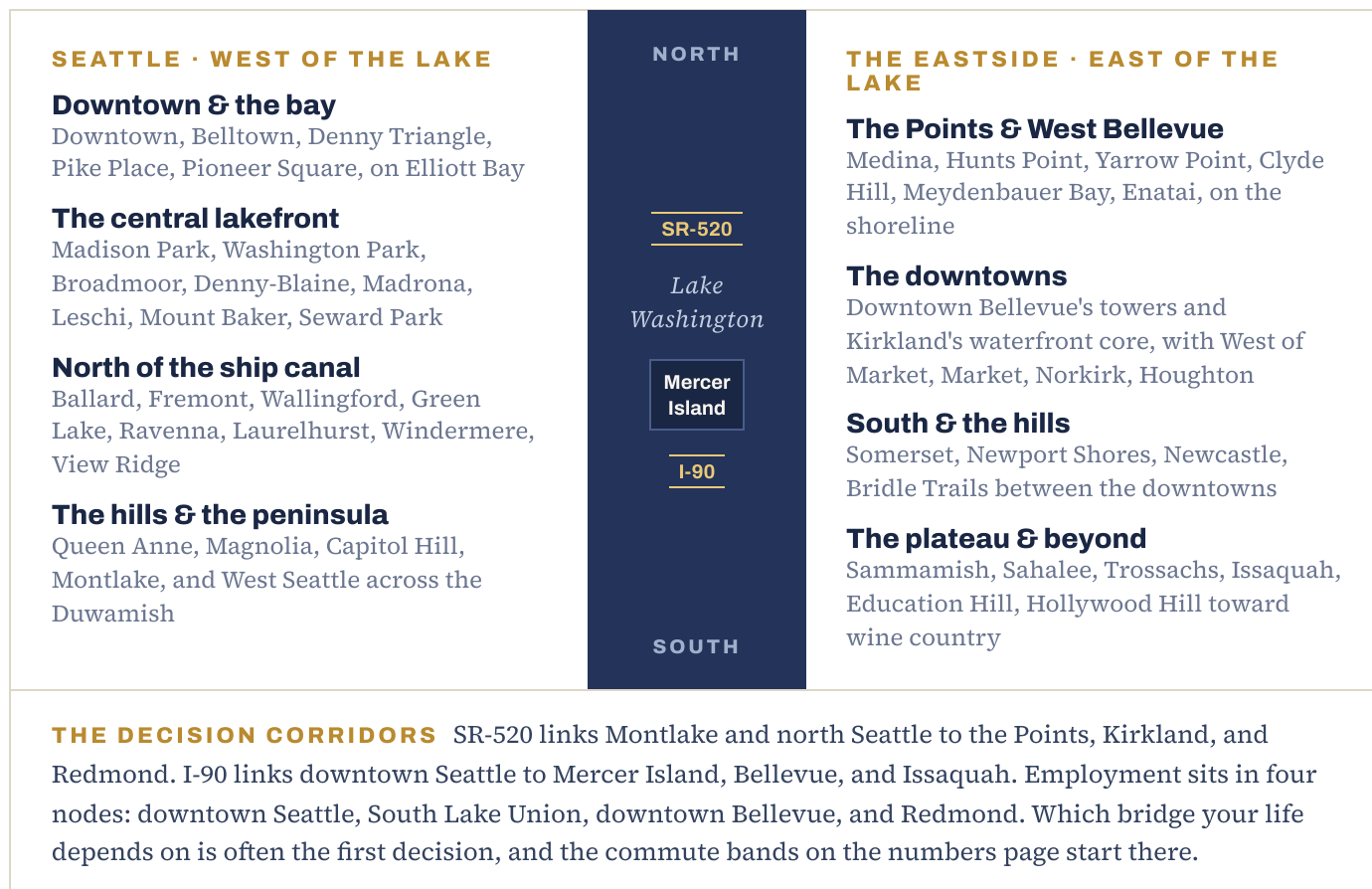
Explore by geography, by housing type, or by the characteristics that matter to you: waterfront and boating, walkable urban settings, views, historic architecture, newer construction, condo and lock-and-leave living, larger lots, golf, or acreage. Each profile notes the neighborhood's setting, housing character, and nearby areas worth comparing. The interactive version of every profile, with dining, seasonal notes, and a first-30-days checklist, lives at jeffreynoldsseattle.com.

INSIDE Part one · Seattle · Part two · The Eastside · Part three · Side by side, the numbers & the fly-in weekend · Part four · The local layer · Part five · Asked and answered

ORIENTATION

The lay of the land

Schematic orientation, not to scale. One lake, two regions, two floating bridges.



A NOTE ON SCHOOLS

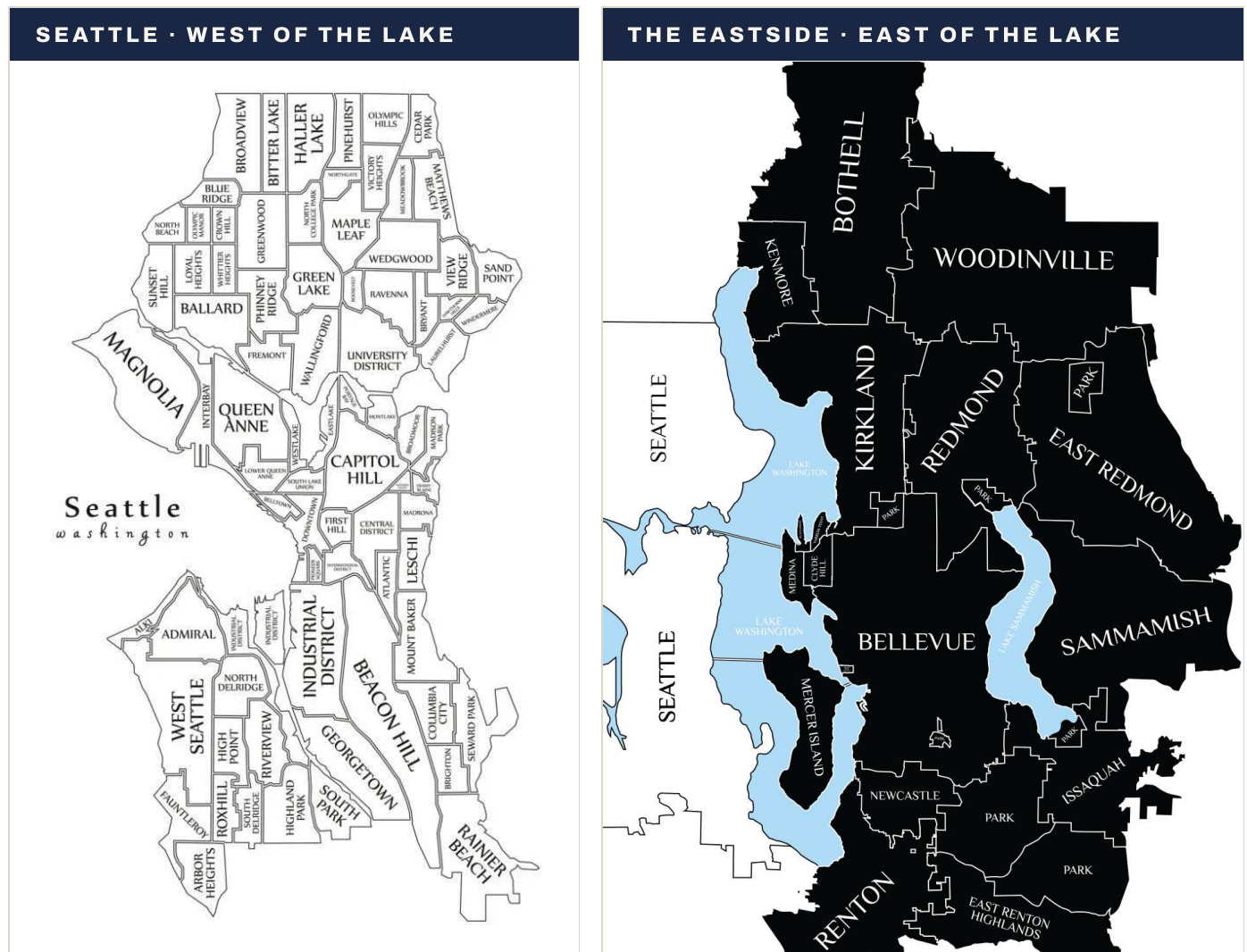
School fit is personal, and the best research is your own. Start with the Washington State Report Card from the Office of Superintendent of Public Instruction (reportcard.ospi.k12.wa.us) and each district's own site, then visit in person when you can. I'm glad to point you to the official resources for any neighborhood on your shortlist.

HOW TO USE THIS GUIDE, IN FIVE STEPS

1 Get oriented Start here: the lay of the land and the two maps.	2 Explore Skim all 69 profiles and mark the ones that sound like you.	3 Compare Put Seattle and the Eastside side by side, with the numbers.	4 Visit Run the fly-in weekend loops on your shortlist.	5 Go deeper Email me the word "shortlist" for the three to tour first.
--	---	--	---	--

The two maps

Every neighborhood in this guide, in its actual place. Lake Washington runs down the middle of both.



Boundaries are drawn for orientation and conversation, not as official city or MLS designations. The two maps are shown at different scales.

The region, redrawn

The same geography in the guide's own hand. North is up; latitudes are approximate; the lake is the point.

Puget Sound · ferries west to Bainbridge	THE NORTH END Ballard · Fremont · Wallingford · Green Lake · Ravenna · Laurelhurst · View Ridge	NORTH SR-520 Lake Washington Mercer Island I-90 SOUTH	THE NORTH & WINE COUNTRY Kenmore · Bothell · Woodinville · Hollywood Hill
	THE HILLS & THE CANAL Magnolia · Queen Anne · South Lake Union · Eastlake · Capitol Hill · Montlake		KIRKLAND & REDMOND Juanita · Market · Norkirk · West of Market · Houghton · Education Hill
	DOWNTOWN & THE BAY Belletown · Pike Place · Downtown · First Hill · Pioneer Square		THE POINTS & BELLEVUE Medina · Clyde Hill · Hunts & Yarrow Point · Meydenbauer · Downtown Bellevue · Enatai
	THE CENTRAL LAKEFRONT Madison Park · Washington Park · Broadmoor · Madrona · Leschi · Mount Baker		THE PLATEAU Bridle Trails · Sammamish · Sahalee · Trossachs · Issaquah
	WEST & SOUTH West Seattle · Alki · Beacon Hill · Columbia City · Seward Park		THE SOUTH END Somerset · Newport Shores · Newcastle · Renton

Version B, drawn in the guide's palette. Schematic bands, not survey lines: each row is a rough latitude, read across the lake to compare shores.

PART ONE

Seattle

A city of distinct neighborhoods laid out across hills, ridges, and shoreline, wrapped by Puget Sound to the west and Lake Washington to the east. Downtown and the water are never far, and each neighborhood keeps its own main street, era of architecture, and pace.



North Capitol Hill from the Volunteer Park water tower.

DOWNTOWN & THE BAY



Downtown

NEIGHBORHOOD · SEATTLE

Tower living above Pike Place, the waterfront, and the arts.

URBAN & WALKABLE · CONDO & LOCK-AND-LEAVE · VIEW-ORIENTED · NEWER CONSTRUCTION



Belltown

NEIGHBORHOOD · SEATTLE

The city's deepest condo market, with bay sunsets included.

URBAN & WALKABLE · CONDO & LOCK-AND-LEAVE · WATERFRONT & BOATING · NEWER CONSTRUCTION



Denny Triangle

NEIGHBORHOOD · SEATTLE

A rapidly built cluster of residential high-rises.

URBAN & WALKABLE · CONDO & LOCK-AND-LEAVE · NEWER CONSTRUCTION



Pike Place Market

MICRO-NEIGHBORHOOD · SEATTLE

Living inside the city's icon, above the market stalls.

URBAN & WALKABLE · CONDO & LOCK-AND-LEAVE · WATERFRONT & BOATING · HISTORIC ARCHITECTURE



Pioneer Square

NEIGHBORHOOD · SEATTLE

The city's 1852 origin in red brick, galleries, and lofts.

URBAN & WALKABLE · HISTORIC ARCHITECTURE · CONDO & LOCK-AND-LEAVE



South Lake Union

NEIGHBORHOOD · SEATTLE

A major employment district with lakefront parks and newer towers.

URBAN & WALKABLE · CONDO & LOCK-AND-LEAVE · NEWER CONSTRUCTION



First Hill

NEIGHBORHOOD · SEATTLE

Seattle's first residential hill, now a central condo district above downtown.

CONDO & LOCK-AND-LEAVE · HISTORIC ARCHITECTURE · URBAN & WALKABLE

THE CENTRAL & SOUTH LAKEFRONT



Madison Park

NEIGHBORHOOD · SEATTLE

A lakeside village at the end of Madison Street, with a swimming beach and a walkable core.

WATERFRONT & BOATING · HISTORIC ARCHITECTURE · URBAN & WALKABLE · PARKS & TRAILS



Washington Park

NEIGHBORHOOD · SEATTLE

Estate architecture on unusually large in-city estate parcels, beside the Arboretum.

ESTATE-SCALE · LARGER LOTS & PRIVACY · HISTORIC ARCHITECTURE · PARKS & TRAILS



Broadmoor

GATED ENCLAVE · SEATTLE

A gated country-club development begun in 1924, wrapped around a private golf course.

ESTATE-SCALE · GOLF COMMUNITIES · LARGER LOTS & PRIVACY · HISTORIC ARCHITECTURE



Denny-Blaine

ENCLAVE · SEATTLE

Discreet lakefront blocks tucked behind old hedges on Lake Washington.

WATERFRONT & BOATING · ESTATE-SCALE · HISTORIC ARCHITECTURE · LARGER LOTS & PRIVACY

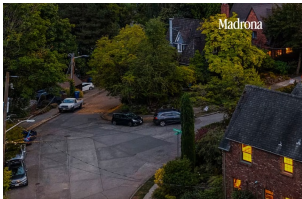


Madison Valley

MICRO-NEIGHBORHOOD · SEATTLE

A compact bistro row in a garden valley below Capitol Hill.

URBAN & WALKABLE · PARKS & TRAILS



Madrona

NEIGHBORHOOD · SEATTLE

Lake views and a small main street known as the Peaceable Kingdom.

WATERFRONT & BOATING · VIEW-ORIENTED · HISTORIC ARCHITECTURE · URBAN & WALKABLE



Leschi

NEIGHBORHOOD · SEATTLE

A marina village on Lake Washington beneath a view hillside.

WATERFRONT & BOATING · VIEW-ORIENTED · PARKS & TRAILS



Mount Baker

NEIGHBORHOOD · SEATTLE

Olmsted boulevards and grand homes meeting the Lake Washington shore.

VIEW-ORIENTED · HISTORIC ARCHITECTURE · PARKS & TRAILS · WATERFRONT & BOATING



Columbia City

NEIGHBORHOOD · SEATTLE

A landmark main street on the light-rail line.

URBAN & WALKABLE · HISTORIC ARCHITECTURE



Seward Park

NEIGHBORHOOD · SEATTLE

Old-growth forest on a peninsula reaching into Lake Washington.

WATERFRONT & BOATING · PARKS & TRAILS · VIEW-ORIENTED

NORTH OF THE SHIP CANAL



Ballard

NEIGHBORHOOD · SEATTLE

Scandinavian bones, breweries, and the beach at Golden Gardens.

URBAN & WALKABLE · WATERFRONT & BOATING · HISTORIC ARCHITECTURE · PARKS & TRAILS



Sunset Hill

MICRO-NEIGHBORHOOD · SEATTLE

Ballard's view crest above the Shilshole marina.

VIEW-ORIENTED · WATERFRONT & BOATING



Blue Ridge

ENCLAVE · SEATTLE

A 1930s view enclave with its own private beach club.

VIEW-ORIENTED · WATERFRONT & BOATING · LARGER LOTS & PRIVACY

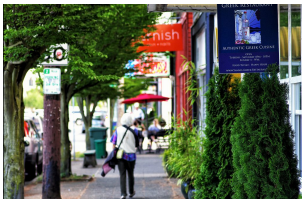


Fremont

NEIGHBORHOOD · SEATTLE

The self-declared center of the universe, along the ship canal.

URBAN & WALKABLE · WATERFRONT & BOATING · HISTORIC ARCHITECTURE

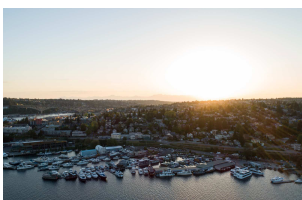


Phinney Ridge

NEIGHBORHOOD · SEATTLE

A ridge-top village with sound views and the zoo next door.

URBAN & WALKABLE · VIEW-ORIENTED · PARKS & TRAILS

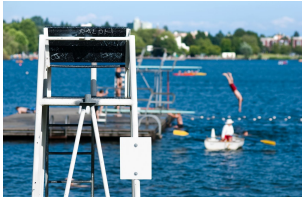


Wallingford

NEIGHBORHOOD · SEATTLE

Craftsman porches on a sunny slope above Gas Works Park.

URBAN & WALKABLE · HISTORIC ARCHITECTURE · PARKS & TRAILS



Green Lake

NEIGHBORHOOD · SEATTLE

Life organized around a 2.8-mile lake loop and its park.

PARKS & TRAILS · URBAN & WALKABLE · WATERFRONT & BOATING



Ravenna

NEIGHBORHOOD · SEATTLE

Classic tree-lined streets wrapped around a forested ravine.

HISTORIC ARCHITECTURE · PARKS & TRAILS · URBAN & WALKABLE



View Ridge

NEIGHBORHOOD · SEATTLE

Mid-century view streets above Magnuson Park and the lake.

VIEW-ORIENTED · PARKS & TRAILS



Laurelhurst

NEIGHBORHOOD · SEATTLE

Lake Washington classicism on the northeast shore, with a private beach club.

WATERFRONT & BOATING · HISTORIC ARCHITECTURE · ESTATE-SCALE · PARKS & TRAILS



Windermere

ENCLAVE · SEATTLE

Quiet lake luxury where the streets end at the water, on the northeast shore.

WATERFRONT & BOATING · ESTATE-SCALE · LARGER LOTS & PRIVACY

THE HILLS & THE PENINSULA



Queen Anne

NEIGHBORHOOD · SEATTLE

Historic architecture on a hill above the city's signature skyline views.

HISTORIC ARCHITECTURE · VIEW-ORIENTED · URBAN & WALKABLE · PARKS & TRAILS

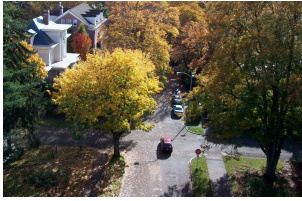


Magnolia

NEIGHBORHOOD · SEATTLE

Bluff views, a marina, and Discovery Park's 560 acres of forest and shoreline.

VIEW-ORIENTED · PARKS & TRAILS · LARGER LOTS & PRIVACY · WATERFRONT & BOATING

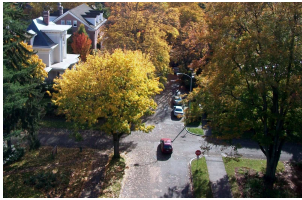


Capitol Hill

NEIGHBORHOOD · SEATTLE

One of the city's most walkable and energetic central neighborhoods.

URBAN & WALKABLE · HISTORIC ARCHITECTURE · CONDO & LOCK-AND-LEAVE



North Capitol Hill

NEIGHBORHOOD · SEATTLE

Millionaires' Row and the landmark blocks around Volunteer Park.

HISTORIC ARCHITECTURE · URBAN & WALKABLE · VIEW-ORIENTED



Montlake

NEIGHBORHOOD · SEATTLE

Brick Tudors between the Montlake Cut and the Washington Park Arboretum.

HISTORIC ARCHITECTURE · PARKS & TRAILS · URBAN & WALKABLE



Portage Bay

MICRO-NEIGHBORHOOD · SEATTLE

Floating homes and two yacht clubs on the water between the lakes.

WATERFRONT & BOATING



Eastlake

NEIGHBORHOOD · SEATTLE

Floating homes and lakeside lanes on Lake Union's quieter eastern shore.

WATERFRONT & BOATING · URBAN & WALKABLE

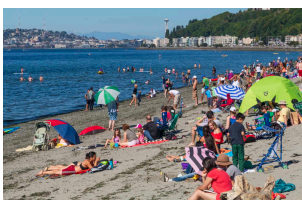


North Admiral

NEIGHBORHOOD · SEATTLE

Skyline views from West Seattle's historic north hill.

VIEW-ORIENTED · HISTORIC ARCHITECTURE · URBAN & WALKABLE



Alki

NEIGHBORHOOD · SEATTLE

Seattle's beach town, with a promenade and sound views.

WATERFRONT & BOATING · VIEW-ORIENTED · URBAN & WALKABLE · CONDO & LOCK-AND-LEAVE



Fauntleroy

NEIGHBORHOOD · SEATTLE

A ferry village beside Lincoln Park's shoreline trails.

PARKS & TRAILS · WATERFRONT & BOATING · LARGER LOTS & PRIVACY



The West Seattle Water Taxi: downtown in roughly 10–15 minutes, no bridge required.

PART TWO

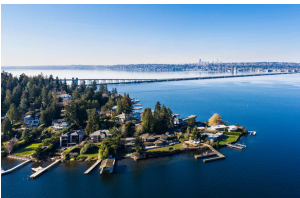
The Eastside

The communities across Lake Washington, from the waterfront cities of Medina and Mercer Island through downtown Bellevue and Kirkland to the Sammamish plateau and Woodinville. Lot sizes tend to run larger, newer construction is more common, and the employment centers of Bellevue and Redmond anchor daily life.



Meydenbauer Bay, Bellevue, with Mount Rainier beyond.

THE POINTS & WEST BELLEVUE



Medina

CITY

A waterfront city of estates, anchored by the 1908 Medina Store.

WATERFRONT & BOATING · ESTATE-SCALE · LARGER LOTS & PRIVACY



Hunts Point

CITY

One road and two shorelines of quiet, on a small point town.

WATERFRONT & BOATING · ESTATE-SCALE · LARGER LOTS & PRIVACY



Yarrow Point

CITY

A points town with a beloved community beach.

WATERFRONT & BOATING · ESTATE-SCALE · LARGER LOTS & PRIVACY · PARKS & TRAILS

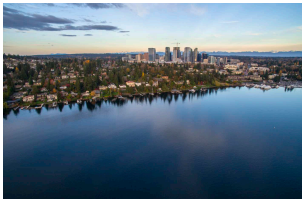


Clyde Hill

CITY

A hilltop city with panoramic views toward Seattle.

VIEW-ORIENTED · ESTATE-SCALE · LARGER LOTS & PRIVACY



West Bellevue

MARKET AREA · BELLEVUE

The luxury umbrella west of downtown Bellevue, shoreline to hilltop.

WATERFRONT & BOATING · ESTATE-SCALE · VIEW-ORIENTED

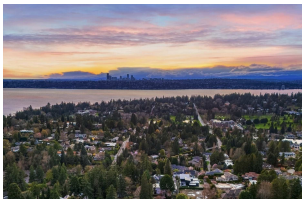


Meydenbauer Bay

MICRO-NEIGHBORHOOD · BELLEVUE

Bellevue's historic waterfront, on a sheltered bay.

WATERFRONT & BOATING · VIEW-ORIENTED · CONDO & LOCK-AND-LEAVE



Vuecrest

ENCLAVE · BELLEVUE

A view crest known for its nightly skyline sunset.

VIEW-ORIENTED



Enatai

NEIGHBORHOOD · BELLEVUE

A hidden lake pocket with a community boathouse.

WATERFRONT & BOATING · PARKS & TRAILS

THE DOWNTOWNS & MERCER ISLAND



Downtown Bellevue

NEIGHBORHOOD · BELLEVUE

Tower living above a downtown park and regional shopping.

URBAN & WALKABLE · CONDO & LOCK-AND-LEAVE · NEWER CONSTRUCTION · VIEW-ORIENTED



Kirkland

CITY

The Eastside's waterfront downtown, on Lake Washington.

URBAN & WALKABLE · WATERFRONT & BOATING · CONDO & LOCK-AND-LEAVE



West of Market

NEIGHBORHOOD · KIRKLAND

Kirkland's walk-to-everything signature, west of Market Street.

WATERFRONT & BOATING · URBAN & WALKABLE · VIEW-ORIENTED



Market

NEIGHBORHOOD · KIRKLAND

The smart, walkable side of Kirkland's downtown core.

URBAN & WALKABLE · WATERFRONT & BOATING

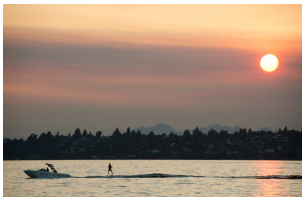


Norkirk

NEIGHBORHOOD · KIRKLAND

The residential grid on the rise above downtown Kirkland.

URBAN & WALKABLE · HISTORIC ARCHITECTURE



Houghton

NEIGHBORHOOD · KIRKLAND

Kirkland's view slope with two lakefront beaches.

WATERFRONT & BOATING · VIEW-ORIENTED · PARKS & TRAILS



Juanita & Finn Hill

NEIGHBORHOOD · KIRKLAND

North Kirkland's beach-and-forest side, around Juanita Bay and its boardwalk.

WATERFRONT & BOATING · PARKS & TRAILS · LARGER LOTS & PRIVACY



Mercer Island

CITY

An island city on Lake Washington between two downtowns.

WATERFRONT & BOATING · PARKS & TRAILS · LARGER LOTS & PRIVACY



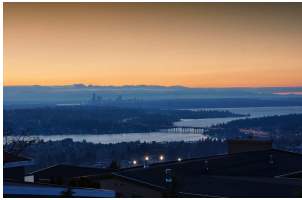
First Hill, Mercer Island

MICRO-NEIGHBORHOOD · MERCER ISLAND

The island's connected north end, close to the bridges.

WATERFRONT & BOATING · LARGER LOTS & PRIVACY · VIEW-ORIENTED

SOUTH BELLEVUE & THE HILLS



Somerset

NEIGHBORHOOD · BELLEVUE

Sixty years of view streets where the skyline shows up at dinner.

VIEW-ORIENTED · LARGER LOTS & PRIVACY

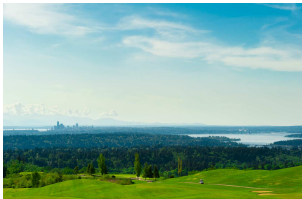


Newport Shores

NEIGHBORHOOD · BELLEVUE

A canal community with more than 100 waterfront homes, many with private docks.

WATERFRONT & BOATING



Newcastle Golf Club

PRIVATE COMMUNITY · NEWCASTLE

Thirty-six holes of golf and one of the region's biggest views.

GOLF COMMUNITIES · VIEW-ORIENTED



Bridle Trails

RESIDENTIAL COMMUNITY · BELLEVUE

Equestrian acreage and bridle paths between two downtowns.

ACREAGE & EQUESTRIAN · LARGER LOTS & PRIVACY · PARKS & TRAILS

THE PLATEAU, THE VALLEY & THE NORTH END



Sammamish

CITY

A plateau city around two lakes, where the trails start at the cul-de-sac.

PARKS & TRAILS · LARGER LOTS & PRIVACY · NEWER CONSTRUCTION



Sahalee

PRIVATE COMMUNITY · SAMMAMISH

Championship golf beneath tall cedars on the plateau.

GOLF COMMUNITIES · LARGER LOTS & PRIVACY



Trossachs

RESIDENTIAL COMMUNITY · SAMMAMISH

Newer homes against the foothills, where the plateau turns to forest.

LARGER LOTS & PRIVACY · NEWER CONSTRUCTION · PARKS & TRAILS



Issaquah

CITY

A historic mountain town at the foot of the Issaquah Alps.

PARKS & TRAILS · URBAN & WALKABLE

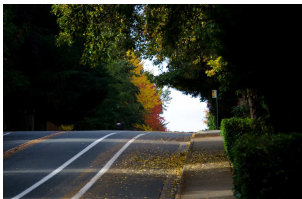


Issaquah Highlands

MASTER-PLANNED COMMUNITY · ISSAQUAH

A planned hill town with trails, a village, and newer homes.

NEWER CONSTRUCTION · PARKS & TRAILS · URBAN & WALKABLE



Education Hill

NEIGHBORHOOD · REDMOND

An established residential hill on the north side of Redmond.

PARKS & TRAILS · NEWER CONSTRUCTION · LARGER LOTS & PRIVACY



Bear Creek Country Club

PRIVATE COMMUNITY · REDMOND

A private golf community on the wooded Redmond-Woodinville edge.

GOLF COMMUNITIES · LARGER LOTS & PRIVACY · ESTATE-SCALE



Woodinville

CITY

Wine country living, with more than a hundred tasting rooms up the Sammamish Valley.

ACREAGE & EQUESTRIAN · PARKS & TRAILS · LARGER LOTS & PRIVACY

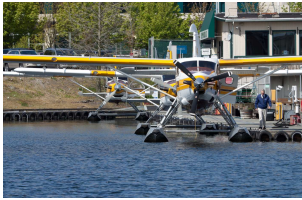


Hollywood Hill

RESIDENTIAL COMMUNITY · WOODINVILLE

Acreage and horse property above Woodinville wine country.

ACREAGE & EQUESTRIAN · LARGER LOTS & PRIVACY



Kenmore

CITY

Lake Washington's north tip, built around the marina, Log Boom Park, and the Burke-Gilman Trail.

WATERFRONT & BOATING · PARKS & TRAILS · NEWER CONSTRUCTION



Bothell

CITY

A revitalized riverfront downtown on the Sammamish, paired with quieter neighborhood streets.

URBAN & WALKABLE · PARKS & TRAILS · NEWER CONSTRUCTION



And when it's 82° in August: Alki Beach, the region's signature urban beach neighborhood.



Mount Rainier over the Sound, from the Shilshole side.

Seattle and the Eastside, side by side

Neither region is better than the other; they're built for different lives. Here is how they generally compare.

	SEATTLE	THE EASTSIDE
HOUSING STOCK	Older and more varied, from craftsman and Tudor to mid-rise condos	Newer on average, with more recent single-family construction
DENSITY	Higher, with walkable cores and mixed-use main streets	Lower on average, with more suburban patterns and pockets of density
LOT SIZES	Smaller in-city lots, with notable estate exceptions	Larger lots more common, including acreage on the plateau
CONDO AVAILABILITY	The region's deepest condo inventory, downtown and in the villages	Concentrated in downtown Bellevue and Kirkland
WALKABILITY	Many highly walkable neighborhoods	Walkable cores in Bellevue and Kirkland; quieter elsewhere
WATERFRONT	Lake Washington, Puget Sound, and the ship canal	Lake Washington and Sammamish plateau lakes
EMPLOYMENT ACCESS	Downtown Seattle and South Lake Union	Downtown Bellevue and the Redmond tech corridor

General characteristics for orientation, not a ranking. Individual homes and pockets vary widely within every area.

The relocation checklist

- 1 Identify your primary employment location
- 2 Understand likely commute patterns between Seattle and the Eastside
- 3 Choose your preferred housing type
- 4 Establish a target budget and financing plan
- 5 Compare Seattle and Eastside options side by side
- 6 Review transportation needs and daily routes
- 7 Identify lifestyle priorities: waterfront, walkability, parks, dining
- 8 Explore parks, trails, and recreation near your top areas
- 9 Research schools independently through official district resources
- 10 Schedule a neighborhood orientation tour
- 11 Define your search criteria and alerts
- 12 Review seasonal inventory patterns
- 13 Prepare financing or proof of funds
- 14 Understand offer strategy for your target market
- 15 Plan temporary housing if your timing requires it

By the numbers

Region-wide averages hide more than they reveal, so this page keeps to reference points I can source and date. For any neighborhood on your shortlist, I'll pull current NWMLS numbers before you visit.

SOURCED REFERENCE POINTS

Capitol Hill	\$964,676	Median sale price, all home types	Redfin, 3 mo ending May 2026
Belltown	\$549,815	Median sale price, all home types	Redfin, 3 mo ending May 2026
South Lake Union	\$459,845	Median sale price, all home types (small sample)	Redfin, 3 mo ending May 2026
Pioneer Square	\$550K	Median active condo list price	Redfin, Jul 2026
Denny Triangle	\$275K–\$6.5M	Range of active condominium listings	NWMLS, Jul 2026
Mercer Island	about \$2.50M	Single-family closed sales, six months	NWMLS, through Jul 2026

WALK SCORES Belltown 98 · Pioneer Square 97 · Fremont 90 · Capitol Hill 93 · Ballard 87 · Wallingford 85 · Green Lake 84 (walkscore.com, Jul 2026)

GETTING TO WORK, BY AREA

	DOWNTOWN / SLU	DOWNTOWN BELLEVUE	REDMOND
Downtown & the bay	You're in it	about 15–25 min, I-90 or 520	about 25–40 min, 520
Central & south lakefront	about 10–20 min	about 15–25 min, the bridges	about 25–40 min
North of the ship canal	about 15–25 min	about 25–40 min	about 25–40 min, 520
The hills & the peninsula	about 10–25 min	about 20–35 min	about 30–45 min
The Points & West Bellevue	about 15–25 min	about 5–10 min	about 15–25 min
The downtowns & Mercer Island	about 15–25 min	up to 15 min	about 15–25 min
South Bellevue & the hills	about 20–30 min	about 10–20 min	about 20–30 min
The plateau, valley & north end	about 30–45 min	about 20–35 min	about 10–25 min

Typical off-peak drive estimates; peak-hour bridge crossings can double them. By rail: Capitol Hill to downtown in about 4 minutes on Link, and the 2 Line crosses Lake Washington to Bellevue: Westlake to Bellevue Downtown in about 27 scheduled minutes (Sound Transit schedules).

The fly-in weekend

Two days, one lake, three loops. This is how I sequence a first visit so you land Monday knowing which side of the water you belong on.

Route one · Seattle, west of the lake

SATURDAY

Pike Place before 9 AM, then the new waterfront and Overlook Walk. Up Queen Anne for the Kerry Park view, lunch on Ballard Avenue, the Locks, and north to Green Lake and Ravenna if houses are the question, or back through Capitol Hill if it's walkability. End with sunset at Gas Works.

Route two · The bridges and the Points

SUNDAY MORNING

Cross I-90 and loop Mercer Island, then up Bellevue Way to Meydenbauer Bay. Drive the Points: Medina, Clyde Hill's viewline, Yarrow and Hunts Point, then land in downtown Bellevue for lunch at the park.

Route three · Kirkland to wine country

SUNDAY AFTERNOON

Kirkland's waterfront and West of Market on foot, then Bridle Trails' horse country and Redmond's Education Hill. If the plateau is calling, add Sammamish and Issaquah; otherwise finish with a Woodinville tasting room before the flight.

This is the loop I drive with relocating buyers, trimmed to your shortlist. If you have one weekend, we can cover all of it together, and you'll see the homes, not just the streets. **Ask about a neighborhood orientation tour.**



The rebuilt waterfront: Overlook Walk, Pike Place, and the condo towers above it.

Ten places I take relocating buyers

The neutral guide ends here. These are mine.

- 1 Sea Wolf Bakers** **BALLARD**
The morning bun is the whole reason to set a Saturday alarm.
- 2 Ben's Bread** **PHINNEY RIDGE**
House-made sourdough English muffins and souffléed egg sandwiches. Everything is good here.
- 3 Mt. Bagel** **MADISON VALLEY**
Worth every bit of the preorder hype. I love the unassuming neighborhood location.
- 4 Chace's Pancake Corral** **BELLEVUE**
Pancakes since 1958 in a room that hasn't changed, which is the point. Order the 49er.
- 5 Local Tide** **FREMONT**
Start with the crab roll. Worth every penny.
- 6 The Lakehouse** **BELLEVUE**
Farm-to-table done quietly well. The first-night dinner I book for relocating clients.
- 7 Canlis** **QUEEN ANNE**
Seattle's special-occasion icon. When the night matters, it's Canlis.
- 8 Observatory Bar, Smith Tower** **PIONEER SQUARE**
35 floors up in a 1914 landmark, a tenth of the Space Needle crowd. Go Wednesday at sunset.
- 9 Portage Bay Café** **BALLARD · CITYWIDE**
Twenty-five years of breakfasts here. The berry bar is not optional.
- 10 Café Lago** **MONTLAKE**
The lasagna is the stuff of Montlake legend. An institution, and it earns it.

The weekends that come with living here

Part of what you're buying is the two-hour radius.

Snoqualmie Falls & Salish Lodge

40 MINUTES EAST

An epic waterfall, and the lodge brunch famous for honey poured from on high. A family ritual.

Bainbridge Island

A 35-MINUTE FERRY

Fish and chips off the boat, a walkable wine scene, serious charm.

Woodinville wine country

30 MINUTES NORTHEAST

More than a hundred tasting rooms above the Sammamish Valley.

The San Juan Islands

A FERRY AND A SUMMER DAY

Shuck oysters at Westcott Bay with the whole archipelago in view.

Deception Pass

TWO HOURS NORTH

Walk the bridge, then find the beaches below.

North Cascades & Diablo Lake

2.5 HOURS NORTHEAST

Highway 20 to glacier-blue Diablo Lake, in one of the least-visited national parks in the country.

MY FAVORITE DAY TRIPS Leavenworth · Woodinville wine country · Walla Walla · Deception Pass ·
Snoqualmie Falls · the North Cascades Highway · Whidbey Island · Gig Harbor · Camano Island

Personal favorites, not endorsements. These ten are the door: the full Seattle Foodie & Lifestyle map tracks 100+ hand-picked spots, updated in real time, at jeffreynoldsseattle.com, or comment FOODIE on Instagram for the complete Foodie Guide.

My favorite Seattle bakeries

A relocating buyer once told me they picked their neighborhood by its bakery. Honestly, not the worst method.

Ben's Bread

GREEN LAKE

The line is real and worth it. Milk bread, seasonal toasts, and the neighborhood's Saturday ritual.

Seawolf Bakers

FREMONT

Serious naturally-leavened loaves by the ship canal. Take one to Gas Works.

Macrina Bakery

BELLTOWN & BEYOND

A Seattle institution since 1993. The Belltown original is still the one.

Mr. West

DOWNTOWN & U VILLAGE

Café-bar polish, excellent pastry case, and the best people-watching of the bunch.

Zoka

GREEN LAKE & U DISTRICT

The roaster I send coffee people to first, with a pastry case to match.

Hello Robin

CAPITOL HILL

Cookies, specifically the Mackles'more. Next door to Molly Moon's, dangerously.

Oxbow

WALLINGFORD

Bagels and pastry on Stone Way. Go early on weekends.

Le Panier

PIKE PLACE MARKET

French bakery in the market since 1983. Croissants with a Puget Sound view.

Bakery Nouveau

WEST SEATTLE

The twice-baked almond croissant people cross the bridge for.

Top Pot Doughnuts

BELLTOWN

Hand-forged doughnuts in a mid-century library of a flagship.

Every one of these anchors a neighborhood in this guide. Pick the bakery, and you've shortlisted the neighborhood.

My favorite parks

Nine I actually use, with the usage notes. Seattle's park system is one of the honest answers to "why here?"

Discovery Park

MAGNOLIA

560 acres, the city's largest: sea cliffs, forest trails, two miles of tidal beach, and the West Point Lighthouse below the bluff. I love this one for the quiet.

Gas Works Park

WALLINGFORD

The old gasworks on Lake Union's north shore, with kite hill's skyline view. Watch a seaplane land while you eat. Pure Seattle.

Volunteer Park

CAPITOL HILL

Olmsted-designed, with the Conservatory, the Asian Art Museum, and a 75-foot water tower you can climb for the 360. Climb it, then sprawl on the south lawn.

Green Lake Park

GREEN LAKE

A 2.8-mile loop around the lake, swimming beaches, paddleboard rentals. Loop it, then post up on the east side with a coffee.

Golden Gardens

BALLARD

Sandy beach on the Sound with fire pits and Olympic views. Claim a spot early, bring a picnic, stay for the colors.

Seward Park

SEWARD PARK

A 300-acre park with old-growth forest on Bailey Peninsula, a 2.4-mile shoreline loop, and a front-row Mount Rainier view. Pack a real picnic and don't rush it.

Kerry Park

QUEEN ANNE

The postcard view: Space Needle, downtown, Rainier behind. Bayview-Kinnear sits one block south with more grass and fewer photographers.

Bhy Kracke Park

QUEEN ANNE

Hidden, terraced hillside over Lake Union, three levels of winding paths. My move when Kerry is packed.

Ella Bailey Park

MAGNOLIA

The locals' skyline lawn: a better angle than Kerry at a fraction of the crowd, with picnic tables and a playground.

One perfect summer

The shortlist I actually run every summer. Your first one here should include most of it.

☐ Ballard Farmers Market on a Sunday

☐ An evening at Golden Gardens

☐ The Bainbridge ferry, then fish and chips

☐ A concert at Chateau Ste. Michelle

☐ The Kirkland waterfront walk at sunset

☐ A Tides Tavern day in Gig Harbor

☐ Oysters at Westward on Lake Union

☐ Snoqualmie Falls, then breakfast at Salish Lodge

☐ Hama Hama Oyster Saloon on Hood Canal

Comment SUMMER on Instagram for the full summer guide.

Just moved? Your first 30 days

The settling-in list I send every buyer after closing. Notes from a local.

Go on local adventures

Ride bikes around Lake Union or Green Lake. Picnic at Discovery Park or Ella Bailey. Catch a show at the Tractor Tavern. Hike Franklin Falls or Poo Poo Point. Walk the shops in Ballard and Fremont. Ice cream at Frankie & Jo's. Take the kids to Downtown Bellevue Park.

Find your local spots

Coffee at Santo or Monorail. Breakfast at Portage Bay or Sabine. Lunch at Post Alley Pizza. Dinner at the Pink Door, Homer, or Lago. Beers at Ravenna Brewing or Gasworks Brewing. Drinks with a view at Como, Ray's, or Westward.

Meet new friends

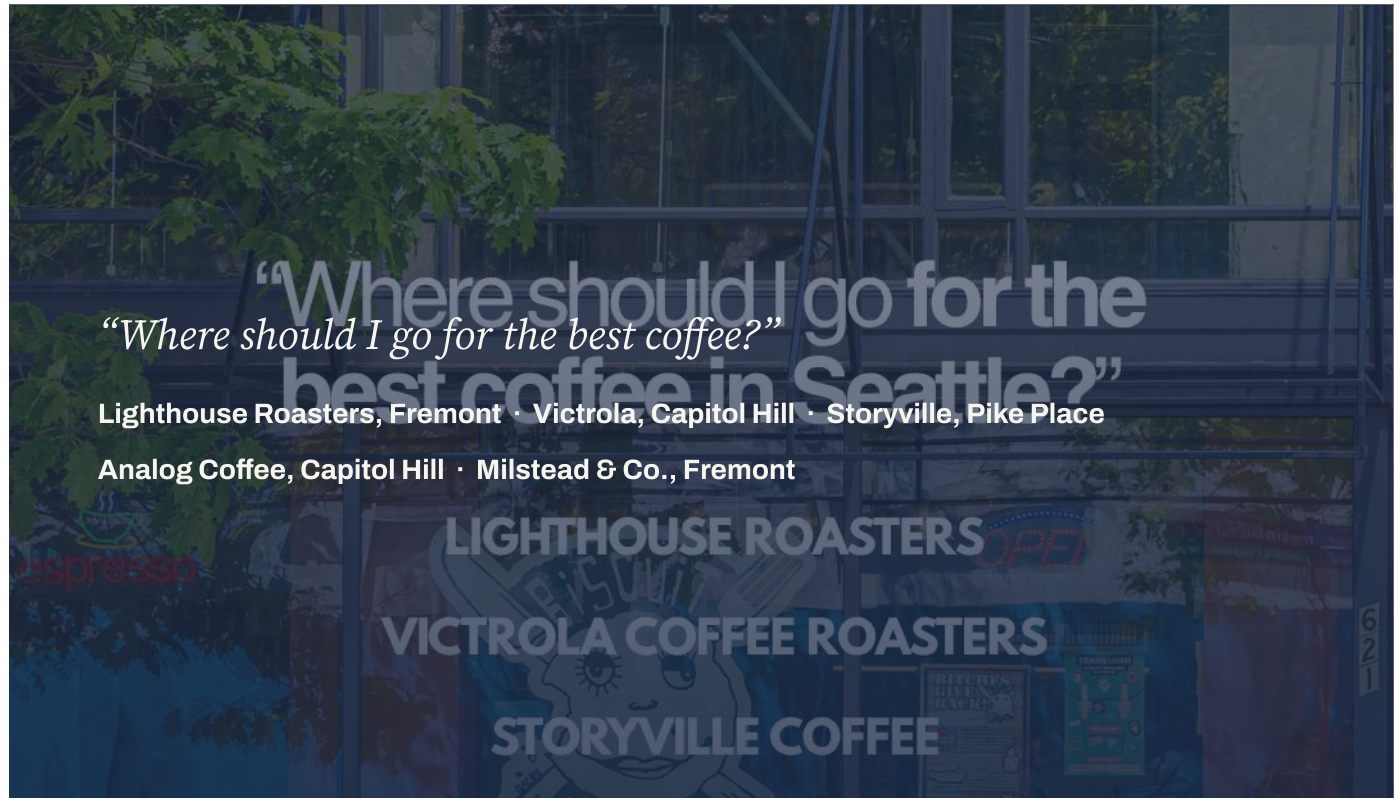
Join a gym: Barry's, Rain City, or Seattle Boulderling Project. Go to trivia. Join a run club, walking club, or pickleball league. Pick a coffee shop and become a regular (I'll probably see you there). Sign the kids up for sports and meet the other parents.

And the practical stuff

Update your records with the new address. Forward your mail. Test-drive your commute at rush hour. Set up your Good To Go! toll pass. Tour daycares and schools early; they fill up quickly here.

Every neighborhood profile at jeffreynoldsseattle.com carries its own first-30-days checklist, tuned to that neighborhood.

The questions every relocating buyer asks me



“Where should I go for the best coffee in Seattle?”

“Where should I go for the best coffee?”

Lighthouse Roasters, Fremont · Victrola, Capitol Hill · Storyville, Pike Place

Analog Coffee, Capitol Hill · Milstead & Co., Fremont

LIGHTHOUSE ROASTERS

VICTROLA COFFEE ROASTERS

STORYVILLE COFFEE



“Where do locals cool off when it actually gets hot?”

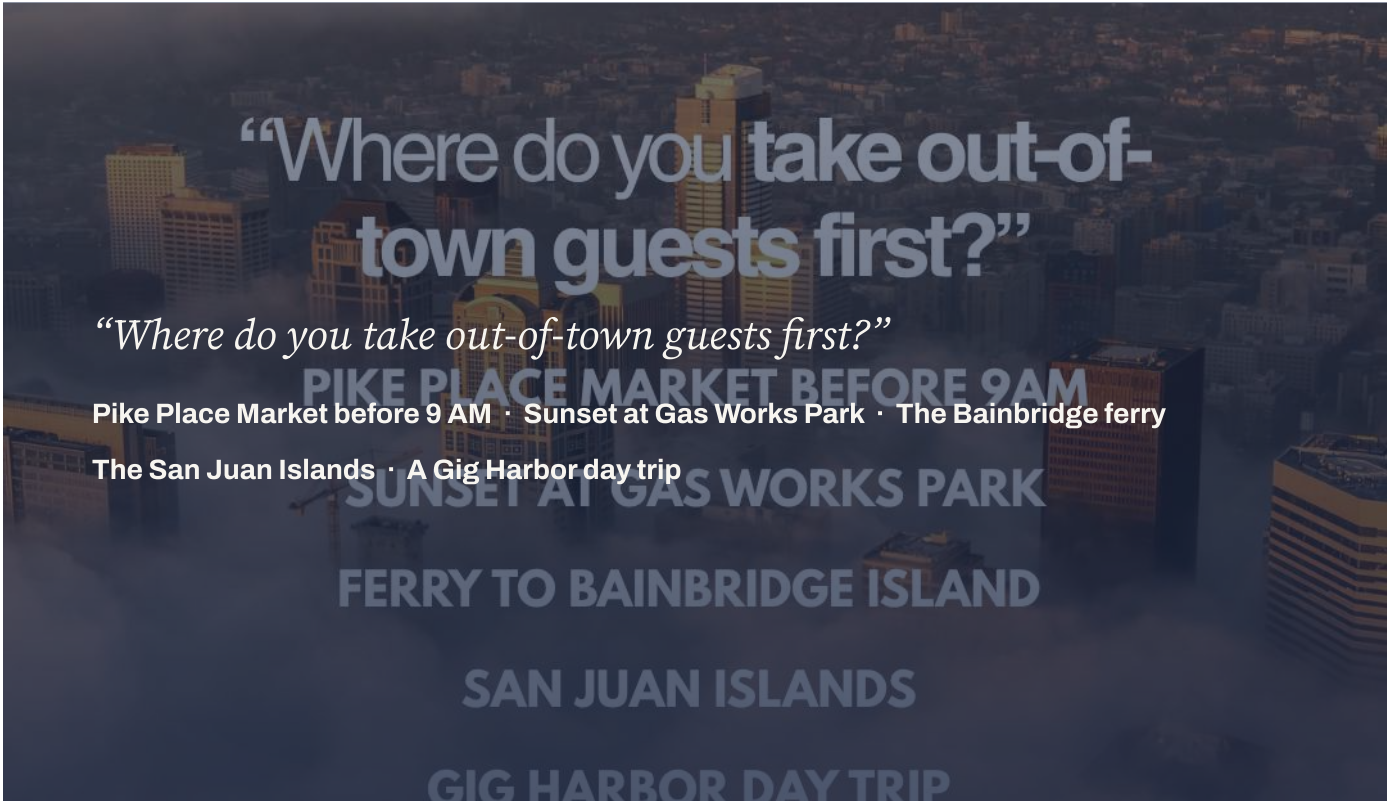
“Where do locals cool off when it actually gets hot?”

Madison Park Beach · Matthews Beach · Green Lake · Seward Park

MATTHEWS BEACH

GREEN LAKE

SEWARD PARK



“Where do you take out-of-town guests first?”

“Where do you take out-of-town guests first?”

PIKE PLACE MARKET BEFORE 9 AM
Pike Place Market before 9 AM · Sunset at Gas Works Park · The Bainbridge ferry

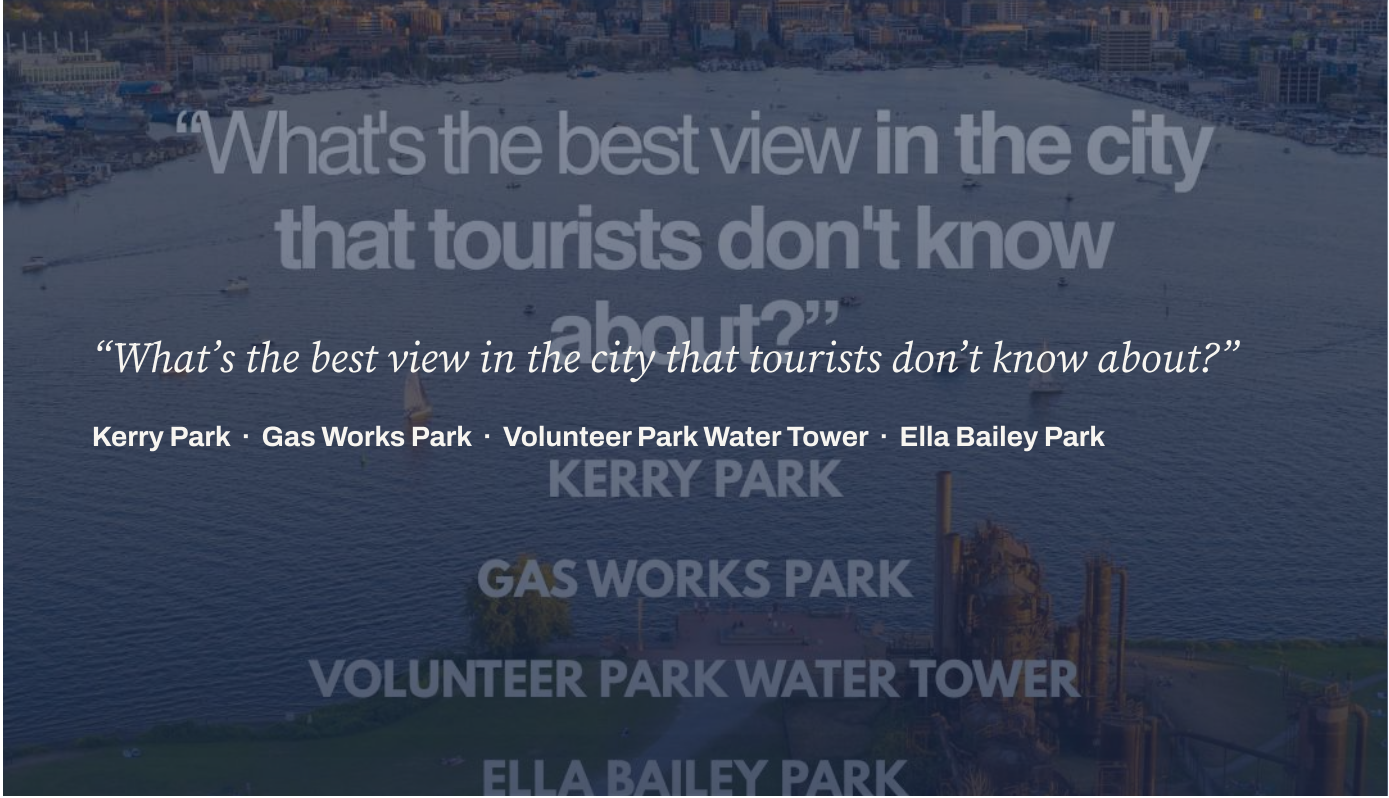
The San Juan Islands · A Gig Harbor day trip

SUNSET AT GAS WORKS PARK

FERRY TO BAINBRIDGE ISLAND

SAN JUAN ISLANDS

GIG HARBOR DAY TRIP



“What's the best view in the city that tourists don't know about?”

“What's the best view in the city that tourists don't know about?”

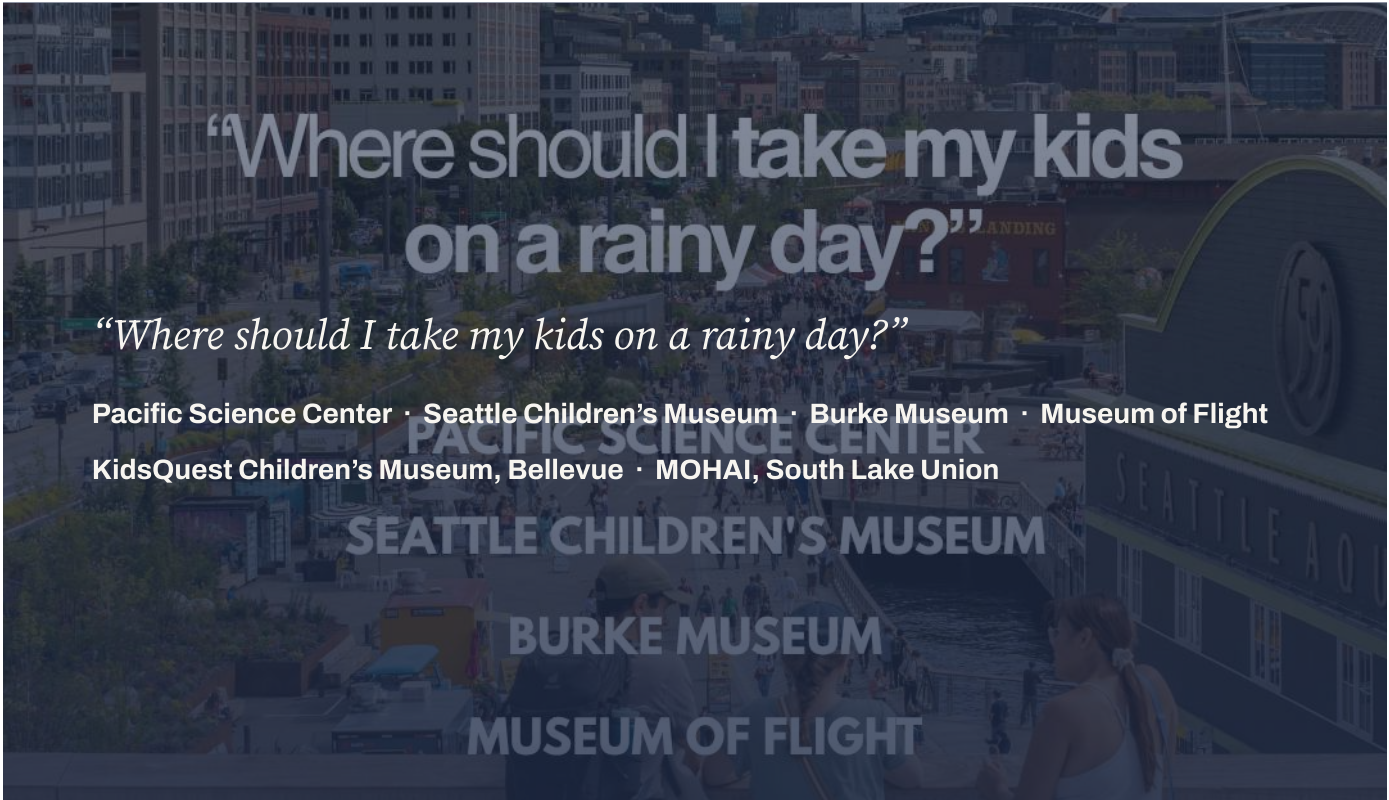
Kerry Park · Gas Works Park · Volunteer Park Water Tower · Ella Bailey Park

KERRY PARK

GAS WORKS PARK

VOLUNTEER PARK WATER TOWER

ELLA BAILEY PARK

An aerial photograph of downtown Seattle, Washington, showing a dense urban landscape with various buildings and streets. Overlaid on the image are semi-transparent labels for several museums: Pacific Science Center, Seattle Children's Museum, Burke Museum, Museum of Flight, KidsQuest Children's Museum, Bellevue, MOHAI, and South Lake Union. The text is in a clean, sans-serif font, with some labels in white and others in a lighter blue-grey color.

“Where should I take my kids on a rainy day?”

“Where should I take my kids on a rainy day?”

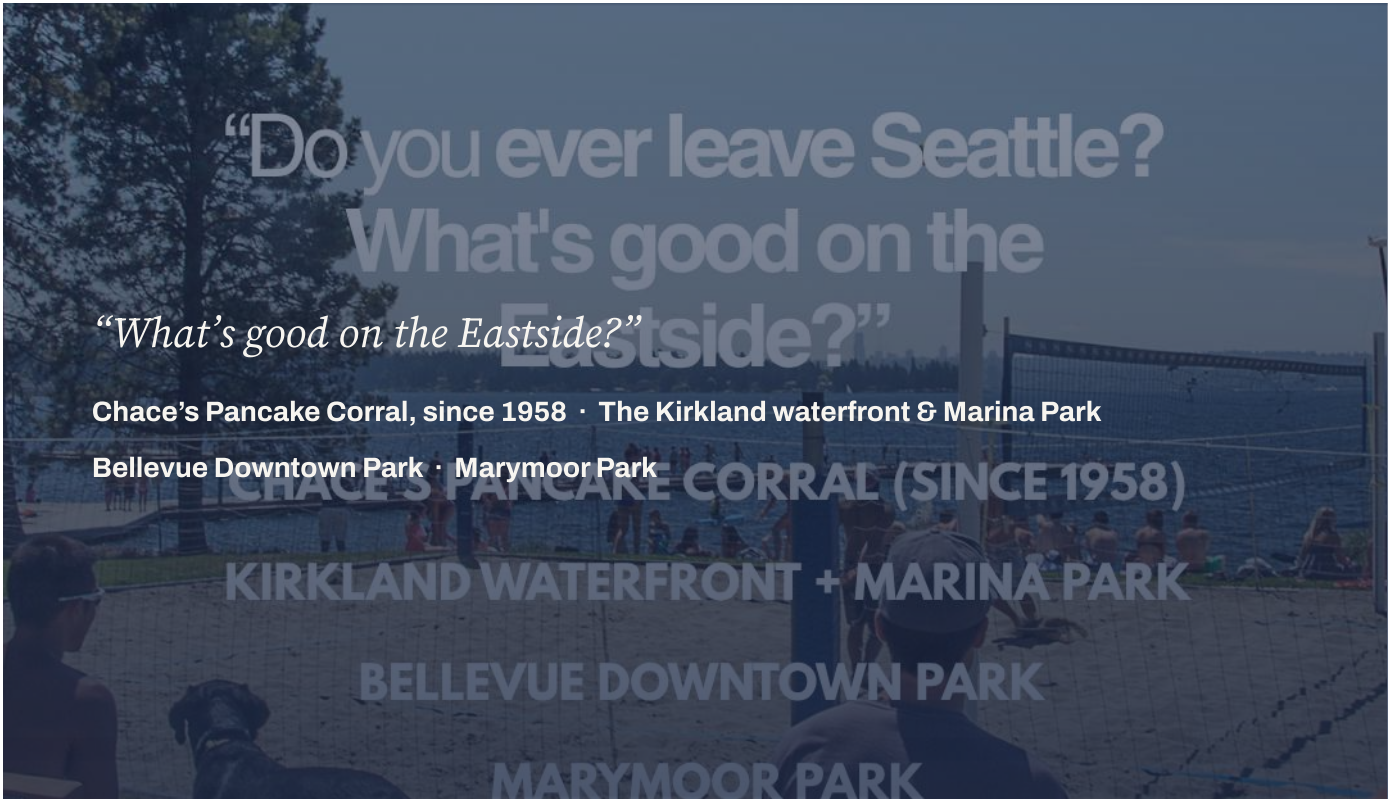
Pacific Science Center · Seattle Children's Museum · Burke Museum · Museum of Flight

KidsQuest Children's Museum, Bellevue · MOHAI, South Lake Union

SEATTLE CHILDREN'S MUSEUM

BURKE MUSEUM

MUSEUM OF FLIGHT

A photograph of a beach and waterfront area, likely in Seattle. In the foreground, there's a sandy beach with some people and a dog. In the background, there's a body of water and a bridge. Overlaid on the image are semi-transparent labels for several parks and waterfront areas: Chace's Pancake Corral, Kirkland Waterfront + Marina Park, Bellevue Downtown Park, and Marymoor Park. The text is in a clean, sans-serif font, with some labels in white and others in a lighter blue-grey color.

“Do you ever leave Seattle? What's good on the Eastside?”

“What's good on the Eastside?”

Chace's Pancake Corral, since 1958 · The Kirkland waterfront & Marina Park

Bellevue Downtown Park · Marymoor Park

CHACE'S PANCAKE CORRAL (SINCE 1958)

KIRKLAND WATERFRONT + MARINA PARK

BELLEVUE DOWNTOWN PARK

MARYMOOR PARK



Lake Union from Gas Works Park. This is what a Tuesday evening looks like here.

WHEN YOU'RE READY

Work with Jeff

Relocation planning, neighborhood orientation tours, buyer representation, downtown condo expertise, off-market opportunities, and luxury seller strategy across Seattle and the Eastside. A Seattle native, full time in real estate since 2003, with more than 500 homes advised and sold. Start with a conversation, no pressure, just local clarity.

THE NEXT STEP

Get your private three-neighborhood shortlist.

Tell me your employment location, your housing type, and what a good Saturday looks like. Before your visit, I'll send back the three neighborhoods to tour first, with current listings for each. Comment **NEIGHBORHOODS** on Instagram, or email jeff.reynolds@compass.com with the word "shortlist."

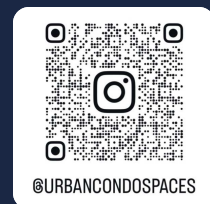
Sending this to a client? Introduce us by email, and I'll build their shortlist personally.

CALL OR TEXT
206.794.1118

ONLINE
jeffreynoldsseattle.com

EMAIL
jeff.reynolds@compass.com

INSTAGRAM
[@urbancondospaces](https://www.instagram.com/urbancondospaces)



SCAN TO CONNECT

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. This guide describes neighborhood characteristics for general orientation only and is not a recommendation based on any protected characteristic. School information should be researched independently through official district and state resources. Market statistics, where shown, are compiled from sources deemed reliable, including Redfin, NWMLS, and Walk Score, as of the dates noted, are subject to change, and are not guaranteed. Not intended to solicit property already listed. © 2026 Jeff Reynolds.