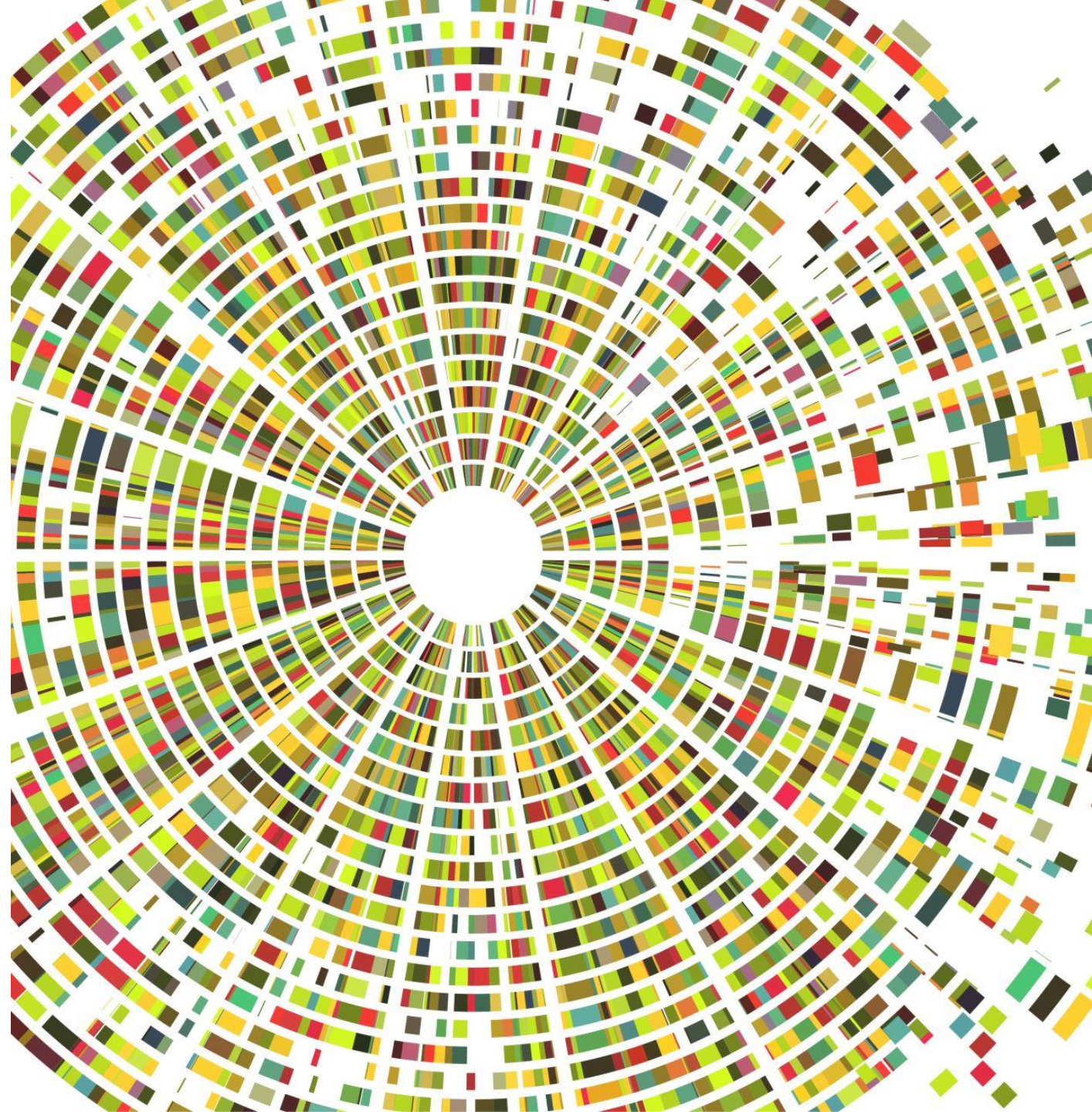


HOUSE MARKET REPORT FOR JACOB PHILIPPS

Jennifer Winkler

Expert in the Change-House-
Movement Seattle



Who is Jacob Philipps?

- Billionaire with unlimited budget
- More than 4 bathrooms
- Big lot for tennis court and a pool
- Wants golf resort nearby
- No direct waterfront



Data Overview

- Seattle King County Houses: 21.597 houses
- Living area: on average 2.080 sqft, from 370 up to 13.540 sqft
- 1 up to 3.5 floors
- Lot size: on average 15.100 sqft, from 520 to 1.651.359 sqft
- Bathrooms: 0.5 up to 8 bathrooms

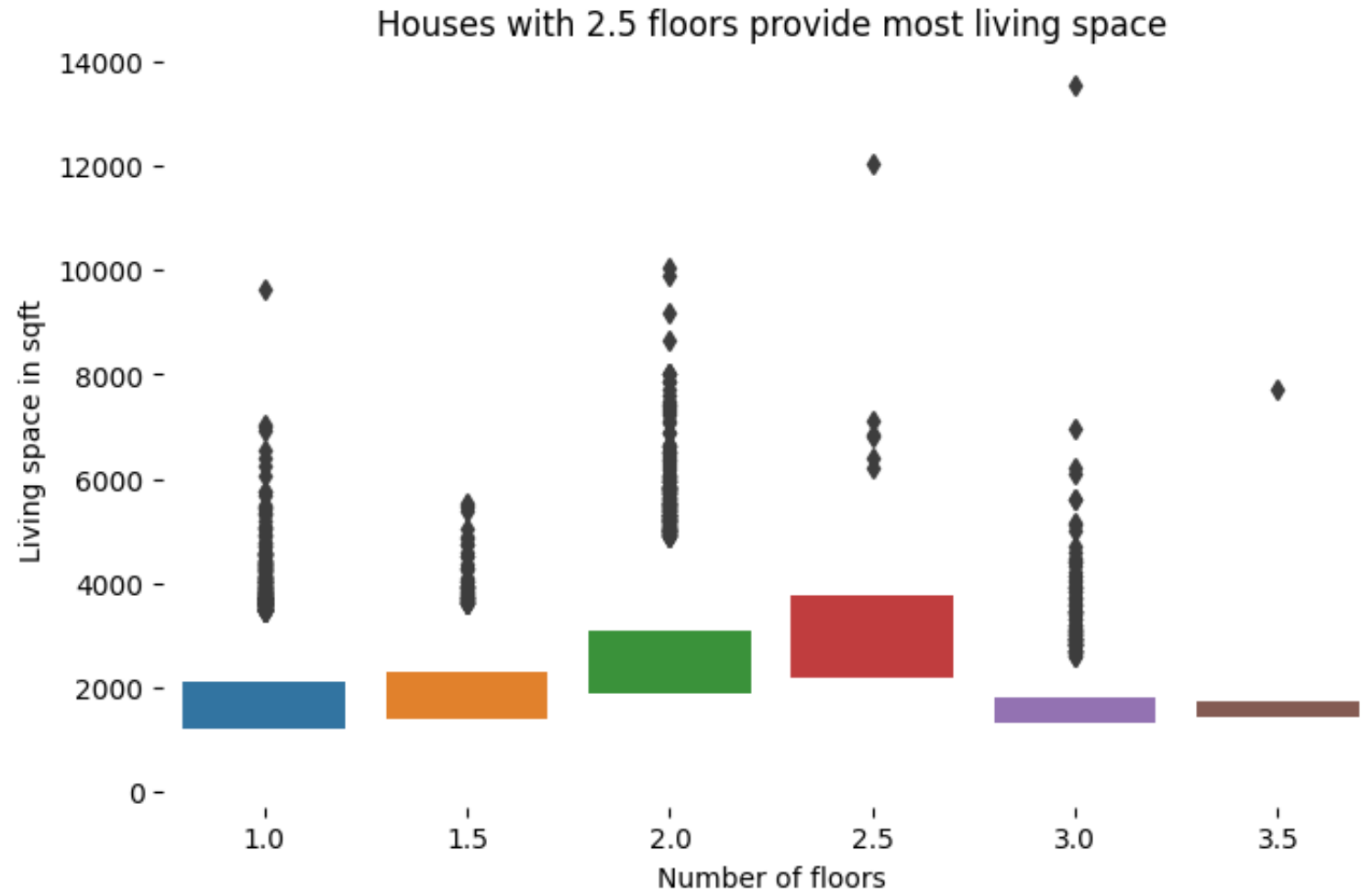


Hypothesis

Do we need a “skyscraper” to include a tennis court & a pool in the lot?

1. Does the space for living increase with more floors?
2. Is the garden size of the lot increasing, if we have a house with several floors?
3. Can we build the tennis court and pool in the basement?
4. Are there houses close to a golf yard?

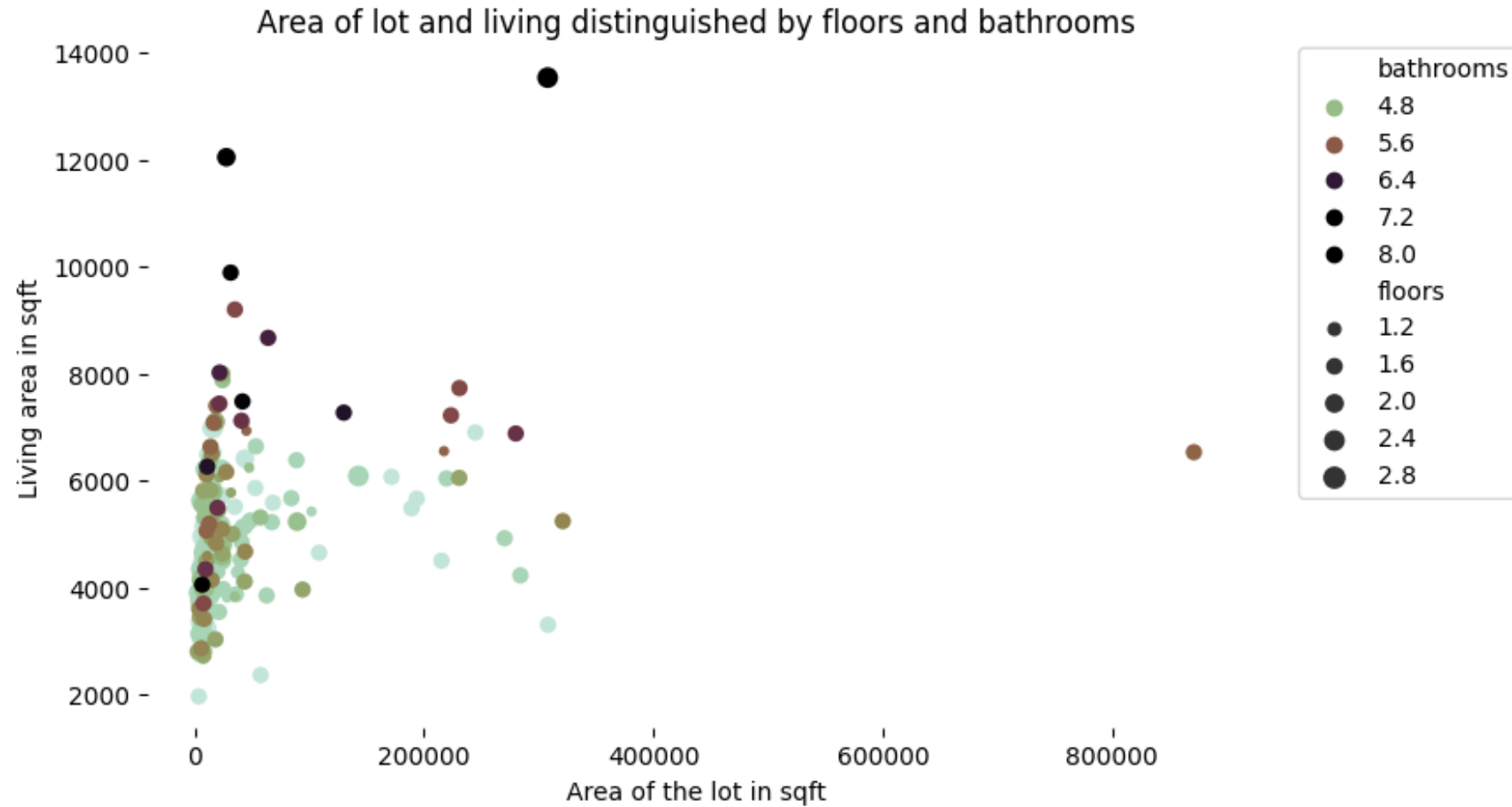
Does the space for living increase with more floors?



More floors allow a bigger garden?

Specified for
4+ bathrooms,
no waterfront

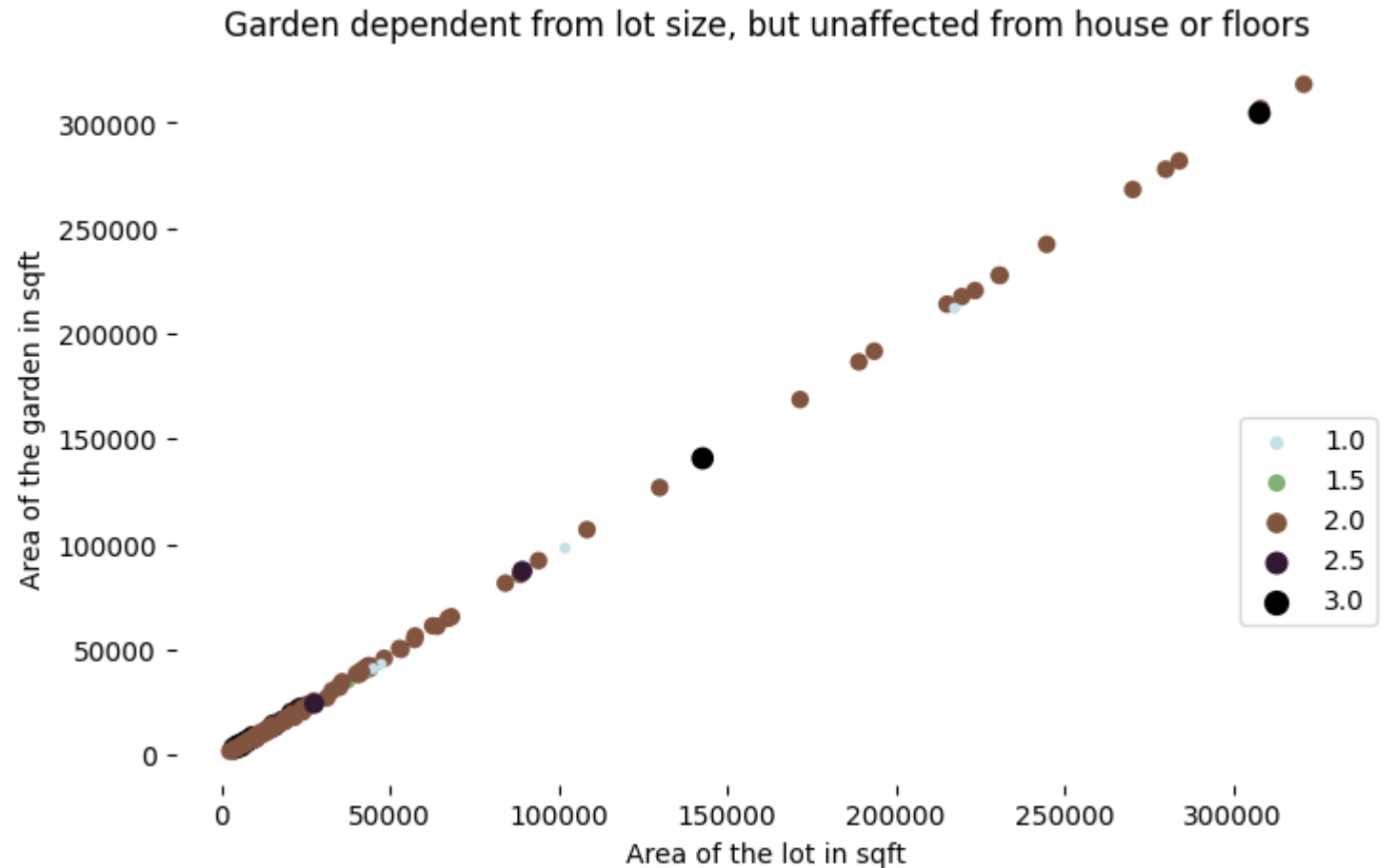
249 houses
available



More floors allow a bigger garden?

Specified for
4+ bathrooms,
no waterfront

249 houses
available



Can we build the tennis court and pool in the basement?

Tennis Court needs 7100 sqft

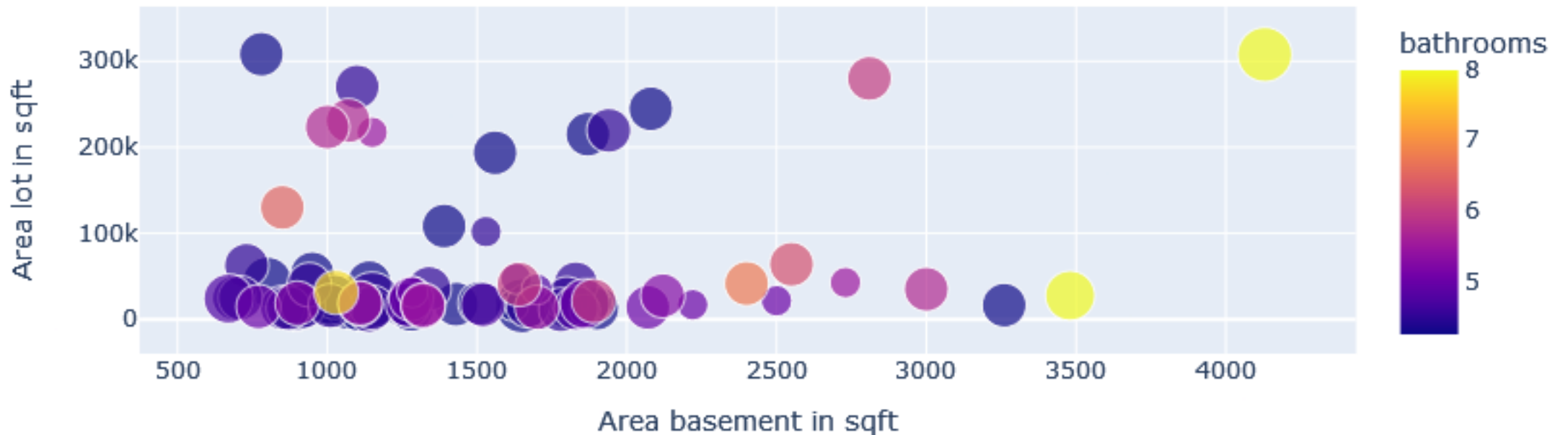
→ Max basement 4130 sqft

Luxury pool to swim and dive
needs 640 sqft (40*16 sqft)



Can we build the tennis court and pool in the basement?

Favorable houses with a tennis court in the garden and a pool inside the house



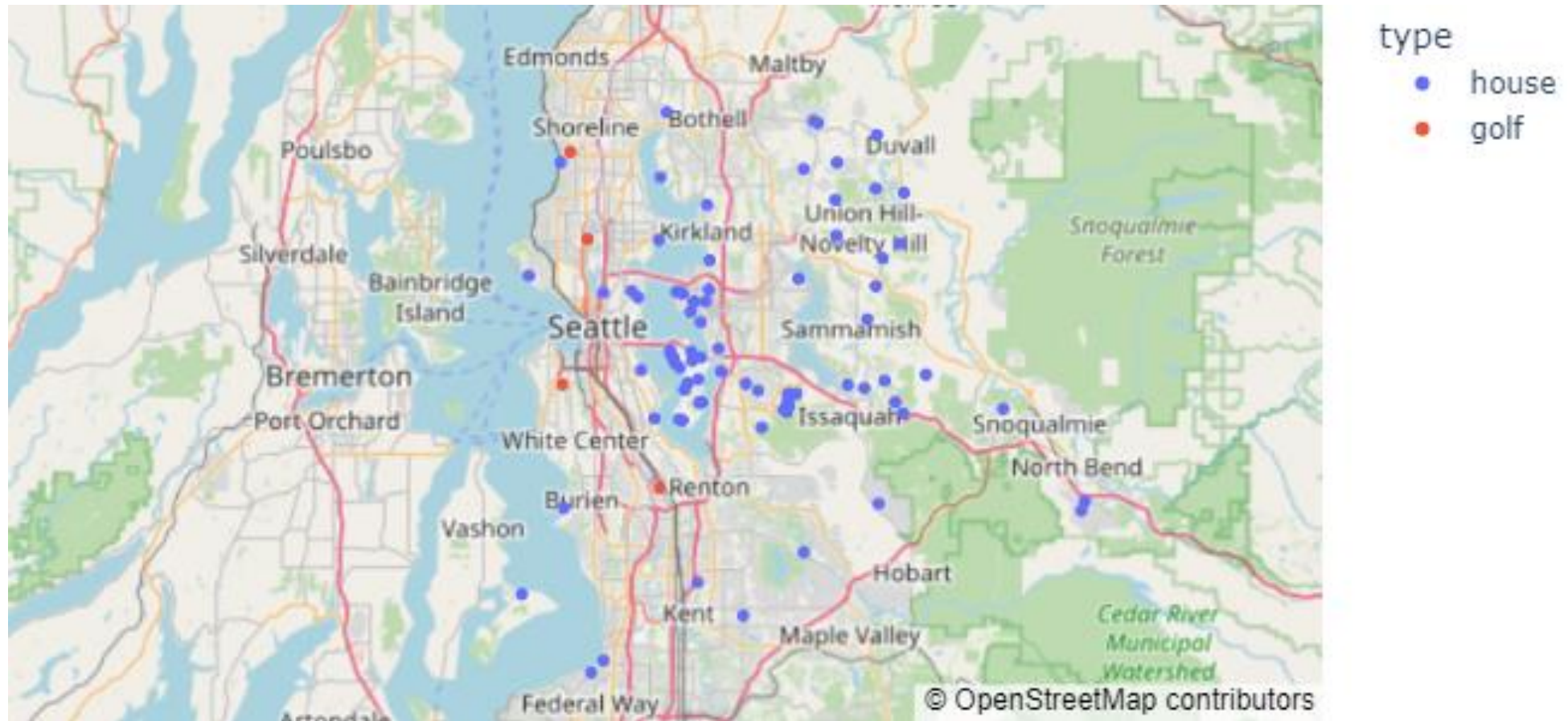
Are there houses close to a golf yard?

All over Seattle:

82 houses available with enough space for a pool in the basement and a tennis court in the garden



Are there houses close to a golf yard?



3 recommended houses



1940

4.75 bathrooms

6,390 sqft living

13,180 sqft lot

2 floors

1,830 sqft basement

2.5 mio \$

[erckens_villa_architecture_building_historically_grevenbroich_villa-776116.jpg!d \(1200×782\) \(pxhere.com\)](#)



1933 (2002 renov.)

5 bathrooms

7,100 sqft living

18,200 sqft lot

2.5 floors

1,860 sqft basement

3.2 mio \$

<https://maps.app.goo.gl/4FSfcrxFiVjoix1J8>



1910 (1987 renov.)

8 bathrooms

12,050 sqft living

27,600 sqft lot

2.5 floors

3,480 sqft basement

7.7 mio \$

https://cdn.captivatinghouses.com/wp-content/uploads/2020/07/IMG_3776.jpg

Note: All pictures are fictional.