

# THE MONTHLY BUGLE

*The Official Newsletter of Coldwell Banker Antlers Realty, Inc.*



## MONTHLY AGENT HIGHLIGHT

### Scott Aune

Scott Aune has lived in Wyoming since 1977 when his parents moved to Cody from Minnesota. He attended Northwest College in Powell, Wyoming and the University of Wyoming. He married his wife Cindy 1985. Cindy is the past owner/operator of The Cody Center for Performing Arts and is currently an instructor at Cody High School. In 1988 Scott opened Aune's Absaroka Angler, an outdoor retail store specializing in fly-fishing products that also offered guided fishing and bird hunting trips. Scott went to work with Coldwell Banker Antlers Realty in January 2002. In his many years of guiding and his love of new places Scott has wandered across most of the Bighorn Basin and knows it and its residents intimately. Scott deals primarily in the Recreational, Farm and Ranch markets, although in Wyoming you become well versed in all aspects of Real Estate. Scott works with sellers and buyers, to assist and answer any questions that they may have about the real estate transaction. Scott can find you the perfect home or property or aid in selling your current investment for its highest return. If you are looking for an agent that will treat you with respect and integrity then Scott is that agent.

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## Smart Moving Tips for Homeowners With Pets

*Written by Jennifer McGuire of CB Blue Matter*

You may be ready to start an exciting adventure in a new home, but what about your pets? Some furry family members may find moving to an unfamiliar place stressful, but there are ways to ease them into it with a little advance planning.

### Pet-Friendly Properties

Living harmoniously with pets is a top priority for homeowners. The APPA National Pet Owners Survey by the American Pet Products Association estimates that 70% of all U.S. households – roughly 90.5 million – owns one or more pets. That's a remarkable figure that impacts many aspects of the economy, including residential real estate. People love their pets and today's home buyers are seeking properties that reflect it. For some house hunters, finding a pet-friendly home is as simple as getting a place with a fenced-in yard, hard-surface flooring or space for a litter box. Others, however, are looking for more deluxe amenities for Fido and Fluffy.

### The Pampered Pet

Some pet-centric home designs cater to the four-legged family members. Today's popular custom details include under-cabinet food stations, pet washing facilities, and built-in crates, beds or pet suites. Also sought after are high-tech smart-home features like electronic pet doors and remote-access security cameras that let homeowners keep an eye on their pets when they're away.

### Park, Park, Park!

Location matters to pet owners. A pet-friendly community is a must, and proximity to an off-leash dog park or long nature trail away from busy streets is a bonus. And while parents of young children often make school districts a priority, some pet parents also seek homes close to their veterinarian, boarding facility and doggy daycare.

### This Way Home

Show your pets the lay of the land at the new house. Determine where your pets' toys, bed and water bowl will go, then take them on a home tour to familiarize them with their designated areas. Be sure to examine the home for safety hazards, then let them poke around and discover new scents and favorite spots. Cats may feel more comfortable adjusting to one room at a time, so start them off in a smaller space and let them take their time exploring. Adjustment periods in a new home are easy when you keep these tips in mind and stick to your pets' regular feeding and walking routines. They should barely notice the move and continue living their usual happy lives in the comfort of your new home.







## 17 Justice Lane, Cody

# FOR SALE



Absolutely Beautiful Custom Home!!! Great location within Liberty Subdivision, includes 2 Lots! Solid built home with ICF wall construction not just the foundation! Custom interior wall texture, wood and tile flooring, upstairs family or guest room with bonus room- office/bedroom, huge laundry and separate mud room. Awesome open kitchen for entertaining, basement has another family room and additional space for workout area or bedroom. Custom built-in desks and woodwork throughout, covered patio off the kitchen, electric filtration on one of the 2 furnaces! Underground sprinklers, heated garage. Did I mention a Large heated shop with storage room and RV power at the shop. Electric and gas are metered separate from home. Many large trees. This property has a lot to offer. MLS #10017939



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# Industry Highlight

## Why Memorial Day is the Best Time to Sell

Memorial Day is an important date in the realm of real estate for several reasons. If you're a homeowner who wants to sell your house, Memorial Day is a great time to do so. Real estate experts have done some digging to show why this U.S. holiday is a prime time for selling and here's what they've found.

Weekends, for most people, are for running errands, cleaning the house, and spending time with friends and family. Because real estate transactions, for both buyers and sellers, can be a long and time-consuming process, weekends often don't offer enough time for both parties to finish everything up quickly. The three full-days-off that many Americans have on Memorial Day weekend presents a perfect opportunity to finish up the steps that need to be followed before selling your home.

**Data has shown that Memorial Day has been a popular time for selling and closing for many years in a row. Last Memorial Day, 15,564 homes were sold in the country.**



Take the logic of Memorial Day offering an extra day off of work and now apply it to the idea that other sellers in the area will be using it strategically as well; in this case, listing their homes on the market.

Last year, nearly 20,000 people listed their homes for sale over Memorial Day weekend, vastly increasing the selling competition in the United States.

The months leading up to Memorial Day are usually less busy than the summer months. Kids are still in school, the weather in specific regions is still cold and chilly, and people tend to plan vacations in the summer.

Take advantage of this by selling your home because potential buyers will likely plan their house hunting process before the summer.



# Increase the Value of Your Home

**Whether you're planning to sell in the near future or you simply want to continue to grow the value of your home investment, there are many steps you can take to increase the value of your home. Here are six proven strategies that can pay dividends when it finally comes time to sell.**

## 1. Update your home's finishes

Superficial changes can make a bigger impact on buyers than more intensive renovations. Some experts argue that a fresh coat of paint throughout your house can increase the home's sale price by as much as 5 percent. Other simple upgrades, from replacing old light fixtures to changing out your front door, can also give your home a nice bump in value.

## 2. Upgrade to energy-efficient features and appliances

Energy-efficient upgrades reduce your utilities bills while you own the home. When it comes time to sell, these upgrades will also offer more appeal to buyers, many of whom are interested in energy-efficient features to lower their own costs as a homeowner. If your home currently features old appliances that guzzle energy and date your interiors, an upgrade—even if it's installing modestly priced modern appliances—can help you net a higher sale price.

## 3. Freshen up your curb appeal

Simple landscaping features such as new plants and fresh mulch can help your home make a great first impression. These changes don't cost much, and you can do many of them on your own. Both potential buyers and appraisers will be influenced by this visual impact.



## 4. Put your money into your kitchen and bathroom

In many cases, a kitchen or bathroom remodel can offer a 100 percent or greater return on your investment—and that number could be even higher depending on the finishes you choose, the amount of labor you're willing to do yourself, and how much of an upgrade these changes offer over your home's current condition. If you have a renovation budget, kitchen and bathroom upgrades are the best way to increase the value of your home.

## 5. Finish off your basement or other unfinished spaces

Finished square footage is an important calculation when determining your home's fair market value. Even if you don't want to invest in a heavy-duty makeover, simple steps like putting up drywall and adding carpet to a room can turn unfinished space into a profitable addition to your home. This allows you to increase the value of your home by expanding the footprint of this finished space.

## 6. Clean and declutter before showing your home

When you're selling or getting an appraisal on your home, a little deep cleaning can go a long way. Take this opportunity to dust in high places, wash your baseboards, give floors a good mop, and haul excess junk and clutter to a donation center.

**The rate of property value increase can depend on a number of different factors, including the community where your home is located, local demand for housing, and the economy as a whole. But homeowners can also affect their home's value over time by making upgrades and changes that increase its appeal and merit a higher selling price.**

# COMMUNITY CONNECTION

## WHITLOCK MOTORS

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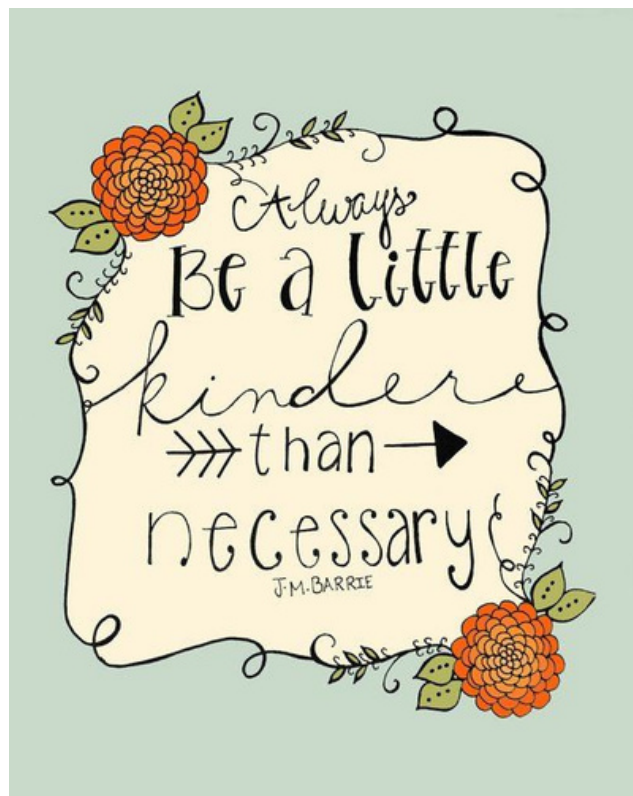


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# DID YOU KNOW?

**Studies have found that houses with black and gray front doors sell at a better price as compared to others.**



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## REAL ESTATE



**"We want a cozy, secluded 20-acre farm surrounded by hills, trees, and streams, within walking distance of shops, restaurants, schools, theaters, and hot night spots."**



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