

THE MONTHLY BUGLE

The Official Newsletter of Coldwell Banker Antlers Realty, Inc.



MONTHLY AGENT HIGHLIGHT

Echo Renner

I advocate for my clients and take very seriously the trust you place in me. Clients receive added value with personal attention, hard work, professionalism and strong attention to detail. As a result of my professionalism, and the high quality of service I offer my clients, I maintain a strong referral base. Clients receive an exceptional level of personal attention, including frequent communication. Properties are marketed with the latest online tools, including various websites and social media, as well as more traditional media to best suit the property.

I grew up working on our four-generation family ranch in the Nebraska Sandhills. We raised and showed Quarter Horses, had a commercial cow-calf operation, retained ownership of our steers in the ranch feedlot, and grew crops including alfalfa, grass hay, corn, sorghum, oats, etc. Later, I worked on a ranch near Miles City, Montana. For over 20 years, my husband, Morgan Renner, and I have lived and worked on our ranch along the Wood River near Meeteetse.

For 13 years I worked as Field Editor for the Wyoming Livestock Roundup, researching and writing about agriculture issues and ranch histories. I also worked for Guardians of the Range, a non-profit that works to ensure multiple use of public lands. In addition, I worked for a local estate planning attorney, was an event coordinator, property manager and co-owner & vice president of a commercial retail and manufacturing business in Cody.

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Staging Tips to Enhance Your Home's Appeal

Written by Kristina Smith of CB Blue Matter

Whether on television, at an open house, or on the pages of a magazine, we've all seen stunningly outfitted estates that deliver a true wow factor – and listing price – that properties without staging just cannot match. Buyers quickly fall in love with homes that have a strong character while wordlessly conveying the lifestyle they would enjoy if they lived there. Before listing your property, consider that proper staging is one of the most important factors in enhancing your home's appeal and most flattering features.

First Things First

In order to entice potential buyers, you must think outside the box – but to start, examine what needs to be done to get your home in showplace shape. Check under older carpets for lovely hardwood, survey the ceiling for cracks or leaks to seal, consider having the pool or tennis court resurfaced and focus on boosting your curb appeal. Once your home is a clean slate, you are ready to begin.

Character Is King

For smaller sitting rooms, offices or charming nooks, instead of cluttering the area to make it appear as if much can be done with the layout, ensure that each piece has room to breathe and directs attention to the space itself. On the other hand, if you have a cavernous room, think about creative ways to section it off and separate it into more manageable areas with rugs or furniture in unique arrangements.

Neutral Rules

In the world of interior design, fashion and luxury vehicles, neutral colors have always made a recognizable statement of power, sophistication and confidence. Once you're prepared to stage your home, you'll want to highlight those qualities with the crème de la crème of design – blacks, grays and whites.

While buyers will always notice houses with splashy displays, that doesn't necessarily mean they will find them appropriate for their tastes. Staging experts often use furniture, rugs and paint in neutral hues (also consider beige and pale, cool colors) to help buyers overlay their own creations onto the scene and more easily discover the home could be the perfect fit.

Attractive Accents

While a visually busy room is an easily avoided faux pas, keep in mind that going completely neutral is not the answer either. In order to strike that oh-so-delicate balance between sensible furnishings and handsome décor, decorate with stylish accents that lend a perfect finish to any lifestyle. Any artwork should be minimal and tasteful, so buyers can picture how they will customize the space, and personal items like family pictures or sports memorabilia should be stored.

When a buyer enters your front door and explores the home room by room, they'll be thinking about how they will personalize it with their own touches, and how much of a transformation might be needed to get it suited for them. With beautiful furnishings in place and just the right level of flair, they won't have to work very hard to visualize their new life – and that gets them one step closer to making your house their new home.





4861 Highway 14A, Cody

**FOR
SALE**



This property boasts it all! The home has 2 master suites, a huge (24x30) family room addition in 2021, a walk-in safe room, vaulted ceilings, French doors to the new patio. Large kitchen w/ granite counters, an abundance of oak cabinets, pantry storage. Hardwood floors in the sitting area and DR. Carpet new in 2021. Cozy sitting area with wood fireplace. DR is large for entertaining and opens to a lovely sunroom w/ gas stove, tongue/groove ceiling & walls, tall windows for views! Master suite with wood vaulted ceiling, master bath with jetted tub. Shop - 40x60 radiant gas heat & pellet stove. Currently used for Taxidermy business. 12x12 overhead doors, double stainless steel sinks. Attached apartment for guest/VRBO. Horse Barn - 34x60 8 stalls, wood-sided, concrete floor, 2 tack rooms. 4 stalls have access to outside, 4 interior access only. Hay storage in the loft with hay elevator. Frost-free hydrants, auto horse waterers. Corrals and continuous fence around the property! Pole barn(30x40) is enclosed & insulated for additional storage.

This is a must-see if for yourself property! Close to town. New roof on house in 2021.



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**PARADISE IN THE TREES,
OFFERS PRIVACY! HORSE
PROPERTY, SHOP, GUEST
HOUSE, VIEWS!**

Industry Highlight

Buyers Reveal Their Most Unexpected Housing Costs

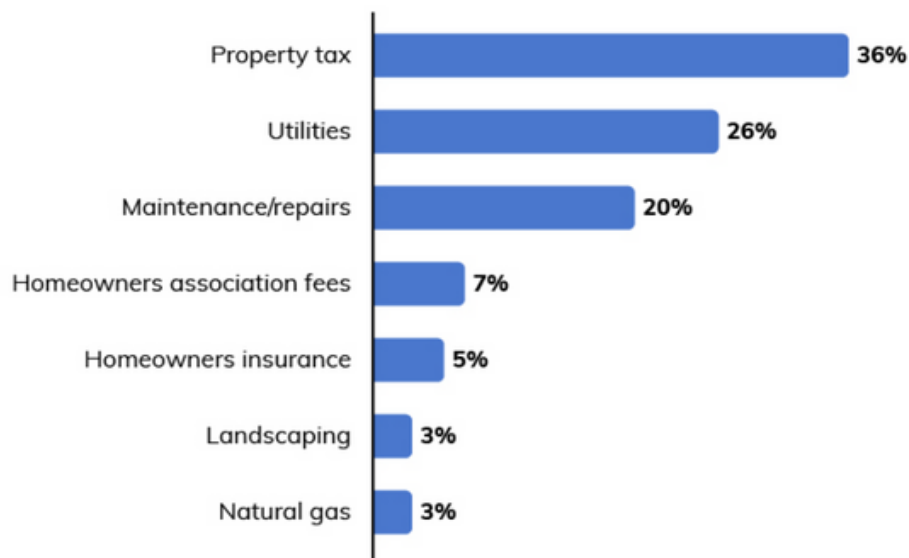
As home buyers have stretched their budgets to buy, they have discovered more unexpected costs of homeownership. Forty-four percent of recent buyers surveyed said they already spent over their personal budget for the home.

Home buyers said they spent an average of \$10,334 more than they intended for their home, and younger adults—millennials—were the most likely to overspend. The survey found that a bidding war was usually the reason.

But once homeowners move in, they find additional costs that stretch their budgets further. The most unexpected cost for homeowners was property taxes.

Currently, the average property tax rate nationwide is 1.1% of a home's assessed value. Even though they are based on assessed values, property taxes rise as the market rises. Homeowners also can be on the hook for homeowners association fees, which 7% of homeowners surveyed said are among the most expensive costs of owning a home.

Homeowners' top spending areas annually



Does Weather Affect the Housing Market

School's out, the weather's warm, so you know what that means? Homeowners are more motivated to sell in the summer! Without the hassle of uprooting or disrupting a child's schooling, some data suggest that homes move faster in warmer weather. This holds true in climates that are typically warm all year round-summer still affects the housing market. Here's how.



Selling a Home

Children will also attend open houses and give parents their opinion on homes. They'll have a lot to say about big bedrooms and spacious yards to play catch with dad. So, have cookies and other goodies ready for them to grab.

Crank up the air! Regardless of where you are in the United States, summer is summer, which means it's hot! The last thing a potential homeowner wants is to walk into their potential new home only to find it warmer inside than outside. Set the air on a cool 65° and let everyone cool off.



Buying a Home

Homes usually come on the market after a major holiday. Memorial Day just passed, the Fourth of July is fast approaching, and Labor Day is around the corner. You typically will see very few homes come on the market the week before a holiday but see an influx the week after. Have you noticed anything this week? Keep an eye out for these gems.

Great weather draws even more home buyers. Be ready. Have all your ducks in a row and be ready to make a solid offer.



COMMUNITY CONNECTION

KIP B. THIEL CONSTRUCTION

Kip B. Thiel is a Developer, Licensed General Contractor, & 3rd Generation Home Builder in Cody and Powell, WY. KBT specializes in designing/developing Communities and building new homes that showcase Functional Design, Essential Spaces and a Simple Process.



We start with our fast, easy to use, exploration of communities, interior design options, interactive floor plan & site map tours that can be done from the comfort of your own home. Or if working One-on-One with Kip is more your style, our Design Center located at 3616 Big Horn Ave will give you real time experience with our products, people and culture. Our recent developments include Cougar West (Duesenberg Ct) and The Landing (38th St, Go Around Loop, Horizon Ave, Meridan Ct & Vision Ct), as well as, building new homes on Fuelie Ave, TriPower Court, Owens Ave, Stillwater Dr, and Copperleaf Dr., all located in Cody, WY and surrounding areas. And lastly, we work with a group of highly qualified professionals, from planning, to financing, that can assist in making the home purchasing process fresh, simple & easy.

Check them out below on Facebook, Instagram or at their website!



307-250-3743



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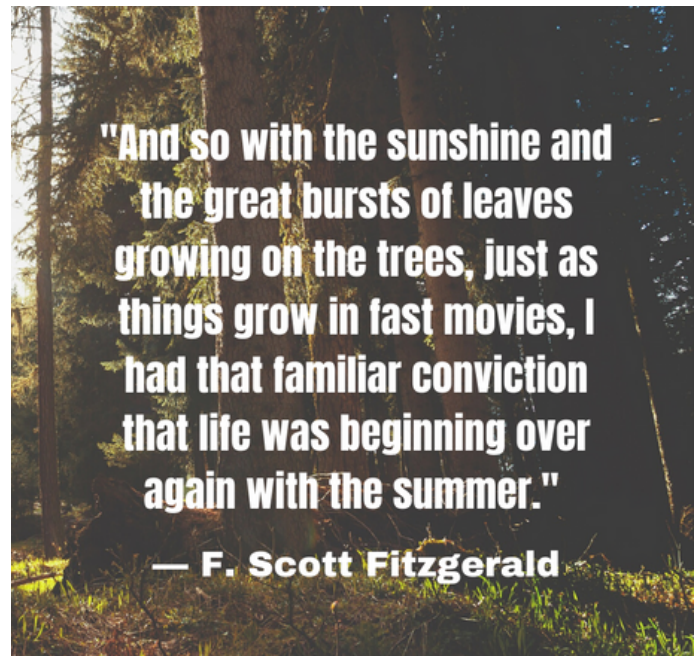


kbtconstruction.com/

WE BUILD FOR...WYOMING

DID YOU KNOW?

According to the Energy Information Association, 87 percent of US homes have air conditioning, with 75 percent having central units.



REAL ESTATE



"The sellers are very eager. They're willing to accept payment in lottery tickets and grocery coupons."



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