

THE MONTHLY BUGLE

The Official Newsletter of Coldwell Banker Antlers Realty, Inc.



MONTHLY AGENT HIGHLIGHT

Melissa Payton



Hi I am Melissa Payton I have been in the Cody area for 24 years and am raising my family here. I have been in the real estate business for 13 years and enjoy meeting the new friendly folks that would like to become a part of our wonderful community. I look forward to showing new folks around the Cody area and assisting them in locating there piece of fabulous Cody, Wyoming for you and your family to call home as well!

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Make the Most of Your Outdoor Space

Written by Jennifer McGuire of CB Blue Matter

We all want to spend as much time as we can outside during the summer months. There's nothing quite like a relaxing summer day in the backyard with friends, hosting a barbeque or enjoying an evening under the stars around the firepit. Summer is made for chilling and breathing in the fresh air and just unwinding after a long day. So this month, ramp up your outdoor space and bring your indoor style right to your backyard.

Bonus Living Spaces

More and more, people are treating their backyard spaces as an extension of their living space. From outdoor pergolas to string lights, trendy rugs and comfy, weatherproof sectionals and lounge chairs, homeowners are creating stunning open-air outdoor living spaces. You don't even have to have a huge space, you can add smaller pieces to your deck or patio to create a relaxing, cozy sanctuary. Whatever your indoor style is, you're sure to find similar outdoor pieces.

Inspirational Botanicals

The right plants, flowers and planters can make all the difference when it comes to creating a warm, inviting and colorful outdoor space. With so many stylish planters available, you can easily find ones that match your style and fill them with a variety of herbs, flowering annuals, cactuses, plants and shrubs. If you live close to a farmers' market, be sure and check them out as they typically have a huge variety of cost-effective flowers, plants and herbs to fill your yard, patio or balcony.

Small Space Solutions

There are tons of creative ways to transform a small space and make a big impact. Start with some lively décor, potted plants, outdoor pillows, candles and small scale furniture. Consider a vertical garden where you can plant your favorite herbs and vegetables. Adding string and solar lights can also help make a space feel extra cozy. And when it comes to furniture, think about a bistro set for casual dining, foldable and stackable chairs or a small loveseat and ottoman. There are tons of creative ways to make a big impact in a smaller space.

If you're limited on outdoor space, don't let that stop you from creating the perfect outdoor oasis. Infusing your personality and style to your backyard, balcony or back porch is the perfect way to gain more living space and enjoy a place where you can enjoy more fun in the sun all summer long.





30 Ptarmigan Drive, Wapiti WY

FOR
SALE



I challenge you to find JUST ONE room in this house without a stunning view!! Incredible architectural design and comfortable living come together to create this special home. Fir beams, circular-sawn knotty fir ceilings, floor to ceiling rock fireplace and a spacious master suite make this a place you will want to call home. So many areas to relax and unwind from the numerous patios to the French doors opening into your own private study complete with a beautiful built-in bookcase. Property consists of 2 irrigated lots with easy access to the river, heated greenhouse with hot/cold running water, vented root cellar and Pella doors and windows throughout. 1600 sq. ft. shop has additional living space complete with full bath, workshop/work out room and pull through garage with added storage in a loft serviced by a hoist for heavier items. For the horses in the family, a tack room with on demand hot water, horse shelter with hay storage, attached storage shed and auto waterer. All this makes for a home that is warm and inviting with a contemporary feel you don't get the pleasure of seeing very often. Call today to see this gem!



Listing Broker: Sherri
Richardson Email:
sherri@codyproperty.com
Cell #: (307) 272-7536

Industry Highlight

Moving Checklist

SIX WEEKS BEFORE:

Create an inventory sheet of items to move.

Research moving options. You'll need to decide if yours is do-it-yourself move or if you'll be using a moving company.

Request moving quotes. Solicit moving quotes from as many moving companies and movers as possible.

Discard unnecessary items. Moving is a great time for ridding yourself of unnecessary items. Have a yard sale or donate items to charity.

Packing materials. Gather moving boxes and packing materials.

Contact insurance companies. (Life, Health, Fire, Auto) You'll need to contact your insurance agent to cancel/transfer your insurance policy.

Seek employer benefits. If your move is work-related, your employer may provide funding for moving expenses.

Changing Schools. If changing schools, contact new school for registration process.

FOUR WEEKS BEFORE:

Contact utility companies. Set utility turnoff date, seek refunds and deposits and notify them of your new address.

Obtain your medical records. Contact your doctors, dentists and other medical specialists who may currently be retaining your medical records. Obtain these records or make plans to have them transferred to your new medical facilities.

Note food inventory levels. Check your cupboards, refrigerator and freezer to use up as much of your perishable food as possible.

Service small engines for your move be extracting gas and oil from the machines. This will reduce the chance to catch fire during your move.

Protect jewelry and valuables. Transfer jewelry and valuable to safety deposit box so they can not be lost or stolen during your move.

Borrowed and rented items. Return items which you may have borrowed or rented.

ONE WEEK BEFORE:

Plan your itinerary. Make plans to spend the entire day at the house or at least until the movers are on their way. Someone will need to be around to make decisions.

Change of address. Visit USPS for change of address form.

Bank Accounts. Notify bank of address change. Make sure to have a money order for paying the moving company if you are transferring or closing accounts.

Service vehicles. If vehicles will be driven long distances, you'll want to have them serviced for a trouble-free drive.

Cancel services. Notify any remaining service providers (newspaper, lawn services, etc.) of your move.

Start packing. Begin packing for new location.

Travel items. Set aside items you'll need while traveling and those needed until your new home is established.

Scan you furniture. Check furniture for scratches and dents before so you can compare notes with your movers.

Prepare Floor Plan. Prepare floor plan for your new home. This will help avoid confusion for you and the movers.

MOVING DAY:

Review the house. Once the house is empty, check the entire house (closets, attic, basement, etc.) to ensure no items are left behind and no home issues exist.

Sign the bill of lading. Once you are satisfied with the mover's packing, sign the bill of lading.

Double check with your mover. Make sure your mover has the new address and your contact information.

Vacate your home. Make sure utilities are off, doors and windows are locked and notify your real estate agent you've left the property.



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Title Company**

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A+ Ideas for Kid-Focused Homework Stations

Back to school means back to doing homework. While there are many ways to help children develop good self-discipline, one way is to motivate them by creating an inviting space where they can concentrate and stay stress free. You don't need a lot of space or a dedicated room for a homework station. Whether it's a desk in your child's bedroom, the kitchen table or a nook in a hallway, here are five ways to ensure it's a well-organized area conducive to getting work done.

Too-Cool-for-School Supplies

Liven up dreary desk supplies by choosing colorful and fun design options, including items like pencils, pens, erasers, paper, crayons, markers and a handy calculator. Stocking up will prevent the all-too-often frantic search for supplies before tackling homework.

No-Noise Zone

Do your best to reduce all visual and auditory distractions by turning off televisions and ensuring the homework area is free of electronic devices and toys. Try to locate the homework station where it's quieter, away from any highly trafficked living spaces.

Bright Idea

Supply good lighting. Choose a space near a window for natural light or provide a desk lamp or overhead illumination so your child doesn't have to strain to see their work, which can cause fatigue or, worse yet, headaches. Proper lighting is essential to homework efficiency.

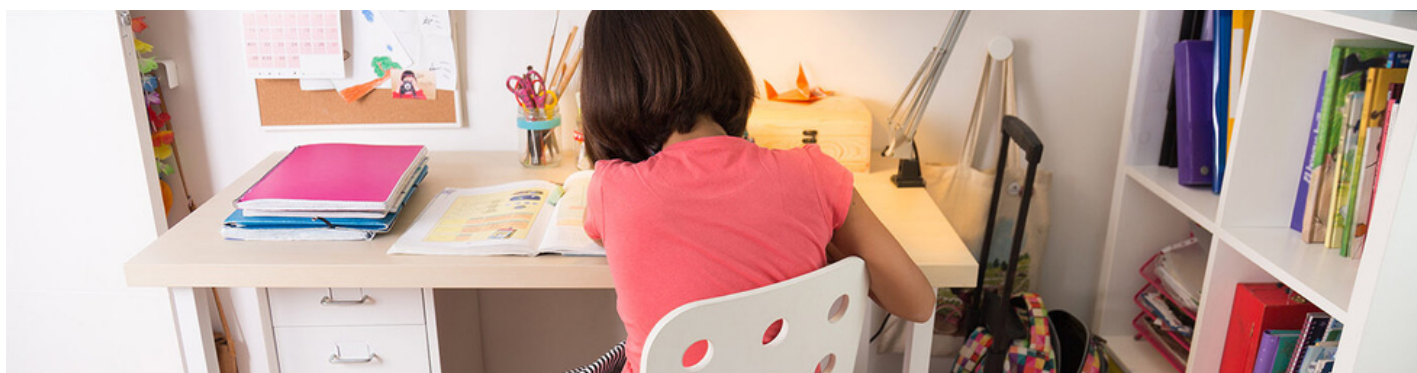
Clean Slate

Avoid clutter on your child's desk/table by establishing an organization system for their supplies. Make it easy for items to be found so kids can stay focused on their homework. When they're done, returning everything to its proper place is a breeze and cleanliness is restored for another day.

Star Pupil

Celebrate your child's unique talents by displaying some of their special artwork, assignments and awards near their homework station to make them feel proud and motivate them to continue working hard.

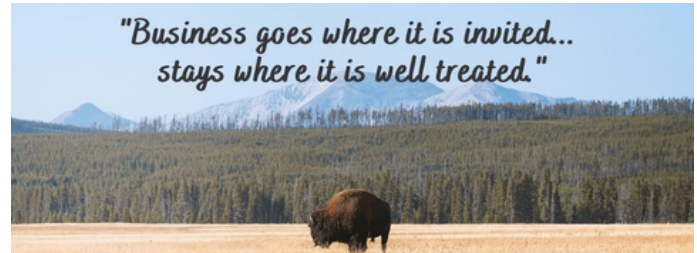
Creating a comfortable environment for homework is a great way to kick off the new school year on the right foot.



COMMUNITY CONNECTION

WYOMING WELCOME BASKETS

The Wyoming Welcome Baskets program is designed to give new residents a warm welcome by providing them with an incredible Welcome Basket packed full of information on local businesses, coupons, swag, and more!



Equally as important, this program encourages local spending in support of our amazing Wyoming businesses. Wyoming Welcome Baskets are distributed to new residents of each county by Real Estate Brokerages, Chambers/Visitor Centers, & Large Employers.

Keeawna Stethem manages our Park County Welcome Basket program; she has decided to take on this amazing program to not only be able to help and support our locally owned businesses by building strong communities, but by linking neighbors in a web of economic and social relationships by contributing to local causes!"

If your Park County business wants to be featured in the Welcome Baskets, send her a message for more info.

If you're new to Park County and would like to receive a basket, Coldwell Banker Antlers Realty is a supplier!

Check them out below on Facebook or Instagram!



@WyomingWelcome



@wyomingwelcome



wyomingwelcome@shayleeh.com

DESIGNED TO GIVE NEW RESIDENTS A WARM WELCOME.

DID YOU KNOW?

The average buyer looks at nine homes before making a purchase and spent an average of eight weeks searching for their home.

“

One way to keep momentum going is to have constantly greater goals.

MICHAEL KORDA



“I used to sell mud pies, but I can charge more if I call it real estate.”



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