

THE MONTHLY BUGLE

The Official Newsletter of Coldwell Banker Antlers Realty, Inc.



WHY COLDWELL BANKER?



**COLDWELL
BANKER**
**ANTLERS
REALTY, INC.**

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We continue to have the #1 Real Estate Ad ten years running. We received the Women's Choice Award five years in a row. 9 out of 10 customers recommend Coldwell Banker. We're the #1 Most-Visited Real Estate Brand Online. In 2021, we had an average sales price of \$444,662 (20.7% higher than the National Association of Realtors 2021 average) with a \$335 BILLION total sales volume.

We have 100,000+ agents, in 3,000 offices worldwide, across 41 countries. We've been dedicated to the love of people & homes for 116 years!

With over 39 years in business and an affiliation with a nationally recognized cutting-edge brand, Antlers Realty's ability to provide quality service is unmatched. Our agents are dedicated to their clients and we all take pride in providing "hometown service that works for you." Give us an opportunity and you'll receive the benefit of working with a company that has an established local history and a positive reputation. Stop by our office and see what we're all about!



Halloween Home Safety Tips

Written by Gustavo Gonzalez of CB Blue Matter

With over half of U.S. households celebrating Halloween and 66 percent of them planning to participate in trick-or-treating, make sure kids are safe and sound when coming to your door. Here are some tips to make sure this Halloween isn't physically frightful at your home.

Keep a Clutter-Free Haunted House

Homeowners should remove anything a child can trip over from the front yard, porch and stairs leading to the front door. Make sure all walking paths are clear of lawn decorations, potted plants, extension cords, hoses, gardening equipment, bicycles, barbecue grills and anything else trick-or-treaters might run into, especially when they can't see at night. And don't forget to leave the front of the house and exits well-lit and the lawn sprinklers turned off.

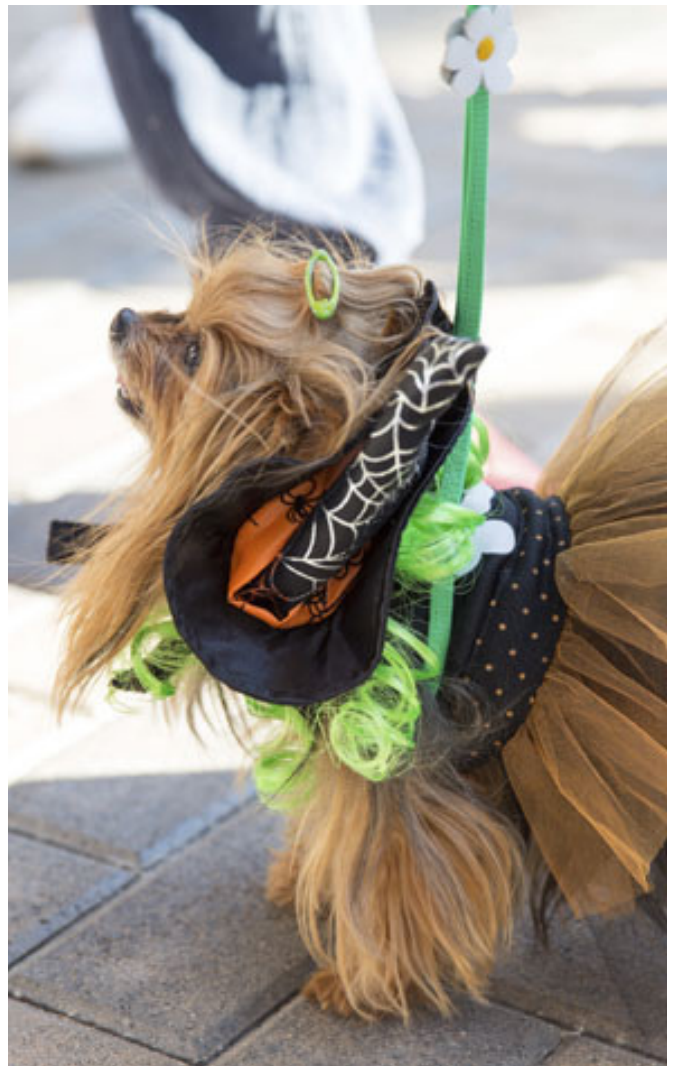
Corral Your Pets

Your guests don't need to feel threatened by a strange dog, or worse yet, knocked over by an excited pet because of unfamiliar visitors. So, make sure all your pets are on a leash, and if your dogs are prone to barking at strangers, put them in an interior room so they won't see trick-or-treaters at the front door.

Spooky and Safe Decorating

- Decorate outside with ghouls, goblins, mummies and tombstones in a way that they won't tip over or blow away. When considering props, use fake and safe alternatives – rather than anything sharp or heavy.
- Don't become Clark Griswold by overloading your electrical outlets with decorations. Instead, follow manufacturer's instructions to prevent damage or injury.
- Make sure decorations are kept from sources of fire. Avoid open flames altogether and consider LED lighting or battery-operated candles for optimal safety. When selecting decorative lights, check for safety certifications. And don't drape fabric or crepe paper over light bulbs or you might have a fire on your hands.

The trick to making Halloween a treat for those costumed candy collectors is to have a scary, but safe, haunted house for them to visit.





38 Musser Rd. Cody, WY



Spectacular 360-degree mountain views just minutes from Cody! This 2 bedroom, 2 bath earth bermed, single level home sits on 8.03 acres. This house is equipped with efficient windows on the south side of the house, for passive solar heat with electric baseboard and wood fireplace for backup. End of the road property bordering BLM land on the north side. Don't miss out on this one!



Listing Broker: Rick Brasher
Email: rick@codyproperty.com
Cell #: (307) 272-5757

FOR SALE

Industry Highlight

Prepare for Winter Driving

Winter storms can develop quickly and without warning across Wyoming's high plains and mountains, so it's important for drivers to prepare themselves and their vehicles for any conditions they might encounter on the road.

Staff from Wyoming Department of Transportation are providing drivers basic ways to be prepared, which include installing winter windshield wiper blades, and checking headlights and tire pressure.

When driving on ice, accelerate slowly – pretend that an egg is sitting under your gas pedal. To stop on the ice, remove your foot slowly from the gas pedal. If your vehicle is equipped with anti-lock brakes, step on the brake pedal when slowing. The braking system will help you stop on icy roads.

WYDOT maintenance professionals, who work on the roadways every day of the year, share the following winter driving tips:



- Make sure your vehicles are running smoothly and check the brakes.
- Bring along safety supplies and be prepared. Carry a sleeping bag, blankets, flashlights, non-perishable food, water, matches and fire starter, cell phone, a good shovel, flares, and even sand or cat litter for traction.
- Let someone know when you leave and when you'll arrive at your destination.
- Top off your fuel tank often. Running out of fuel is a calamity that's easy to avoid. Don't carry filled portable gasoline containers. They increase the chance of explosion in a collision.
- If you're stranded during the winter on the open road, stay with your vehicle. Your vehicle is your protection against winter weather, and staying with it offers your best refuge and protection of surviving a blizzard. If running your vehicle's engine while stranded, make sure the exhaust pipe doesn't become plugged with snow.
- Keep all lights free of ice and snow, and use low beams when driving through blowing snow. Make sure all your windows and mirrors are clear before starting your trip. And remember to clean snow off your shoes before you get in the vehicle. Snow on your shoes can make your accelerator and brake pedals slippery, creating a safety hazard.

Information to plan winter outings can be found at:
WYDOT road conditions – wyoroad.info
WYDOT road conditions – 1-888-WYO-ROAD



Ring in the New Year in a New Home



Are you looking for a fresh start in 2023? You can ring in the new year in a new home if you start now. The holiday season is the most wonderful time of the year, especially when it comes to selling your home and making a move.

Here are some of the best reasons to consider selling your home during the holiday season:

Lower Inventory

There are typically fewer homes on the market during the holidays, so there's less competition from other sellers to attract buyers. And if you're also looking to buy, you can be assured that sellers are motivated to close by the end of the year.

Timing is Everything

Whether they're moving for a new job or a new school, end-of-year house hunters are more likely to be motivated and committed to making a strong offer.

Faster Closing

With the end of the year approaching, everyone involved in the transaction is eager to wrap up the closing process as soon as possible.

It's an Emotional Time

Anyone who has purchased or sold a property knows that emotions are a big part of the process. Listing your home during the holidays, where rooms look festive and inviting, can appeal to buyers' sentimentality. As the saying goes, "There's no place like home for the holidays."

With motivated buyers making strong offers, the market can work in your favor during the holiday season – don't miss your chance to earn a great return on your investment.



COMMUNITY CONNECTION

CODY STEAKHOUSE



Our Chef and Staff

With 20 years of experience cooking in the finest restaurants, our chef is excited to present their vision to you and all our guests. Our caring and committed staff will ensure you have a fantastic experience with us.

Special Events and Catering

Our restaurant is available for private events: weddings, business lunches, dinners, cocktail receptions, and more. We would love to discuss how to be a part of your next event.

Seasonal and Local

We refuse to compromise on quality in our restaurant. That's why we source our fresh ingredients from local farmers' markets.

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



[@codysteakhouse](https://www.facebook.com/codysteakhouse)



[codysteakhouse.com](https://www.codysteakhouse.com)



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



307-586-2550

JOIN US FOR GREAT HOME-STYLE COOKING!

DID YOU KNOW?

Staged homes sell 25% faster than non-staged ones.

FACT:

Any licensed real estate agent can show any home listed for sale.



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**HAPPY
Halloween**



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