

THE MONTHLY BUGLE

The Official Newsletter of Coldwell Banker Antlers Realty, Inc.



5★ RATING

We chose Sherri to help us sell our home and purchase a new one. She is a committed, down to earth, genuine and knowledgeable realtor. When we wanted to see homes, needed paperwork, information, or pictures she was on it that same day. We really felt like her work ethic, attention to detail and prompt response to our needs was exceptional compared to many of the realtors we've worked with before. If you are looking for a realtor who will work hard to sell your home or find a new home, Sherri will not rest until she gives her all and gets the job done. After we were settled into our new home, she made a personal visit to give the most authentic thank you gifts to each member of our family. We highly recommend Sherri to all our family and friends!!

- JoAnna Caryn

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Clear the Clutter & Make an Impact

Written by Laura McHolm of Organized Living & NorthStar Moving Company

‘It’s easy to give and make the holidays a little brighter for those in need. Just look around your home. Perhaps, you have clothing, furniture, kitchen items, or even food that’s been cluttering up your home and fridge? Follow this guide of what to give and you’re sure to make Santa proud. It is the ideal time to give your household items a new home and make someone else’s holiday brighter.

NON-PERISHABLE FOOD

Wondering if your food bank wants your three pound bottle of mustard? Here are the top items that they need:

- Canned Vegetables & Fruits
- Canned Stews & Soups
- Canned Beans
- Canned Tuna
- Pasta & Sauce
- Baby Food
- Dry Beans
- Flour
- Cereal & Oatmeal
- Juice
- Rice
- Peanut/Nut Butters & Jelly/Jams

CLOTHING

Make room for your holiday sweaters! Sort through your closets and ask: When was the last time I wore or used this?

- Baby, kids and adult clothing
- Coats
- Suits
- Belts
- Scarves
- Ties
- Boots
- Shoes

TOYS

Make room for what Santa brings! Sort through old toy boxes in your home. Get your kids involved in sorting through their things so they get to learn the ultimate gift – the gift of giving!

- Gently used, unbroken toys or new toys that are unwrapped
- Stuffed animals
- Coloring books & crayons
- School supplies and stationery
- Hand held games
- Children’s books

HOUSEHOLD GOODS & FURNITURE

Not only are your old things finding a new life, you’re making room for the new and clearing space for holiday entertaining.

- Gently used furniture
- Antiques, collectibles
- Appliances (small)
- Artwork
- Bedspreads, blankets, curtains, tablecloths, decorative pillows
- Bicycles
- Books, records, tapes, CDs, DVDs
- Cookware, dishes, pots and pans
- Housewares and decorative items
- Jewelry
- Sporting goods

Once you have cleared the clutter and given to those who will actually use and need your unwanted items, your heart and home will be filled with love & joy. Afterall, giving with love is the true meaning of the holidays!





2024 Big Horn Ave, Cody



Hard to find D-3 (open business district) Big Horn Ave. property with approx. 156 Feet of highway frontage!! This parcel comes with a 3 bed/1 bath house and detached, heated garage/shop. Fenced acreage and separate fenced yard. This highly desirable property is close to town and open to SO MANY possibilities!! MLS#10019680, \$589,000



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

FOR SALE

Industry Highlight

Why You Should Use a Real Estate Agent to Sell Your Home

With so much at stake in the selling of a home, here's our case for why you should work with a professional agent to stage, list and sell your home.

For many people, owning a home is one of the largest financial transactions they'll make, which is why 87% of sellers rely on an agent to be their guide. It's estimated that real estate agents play more than 150 roles during an average home transaction, so it's best to leave it to the pros.

Real estate agents know how to sell your home quickly and for the best price. Successful sales balance four components: the market, price, condition of the house and exposure. Because agents know about market trends and the other houses in your neighborhood, they're well equipped to play up your home's advantages and downplay disadvantages.

In addition, a skilled agent will:

- Help determine an asking price that will make your home competitive
- Offer recommendations on how to prepare your home to attract attention, from staging and curb appeal to small home repairs that can make a big difference
- Market your home to people who are most likely to buy your home
- List your property on the Multiple Listing Service, so buyers can easily find it online
- Represent your needs and negotiate the best deal possible
- Help you navigate the many services you may need during the process, such as appraisals, inspections, home repairs, title, mortgage, home warranty and insurance
- Be readily available to take your calls and answer any questions



There is also a financial advantage to using an agent:

- Homes that are offered for sale by the owner (FSBO) typically sell for less than the selling price of other homes. FSBO homes sold at a median of \$225,000 in 2021, which is significantly lower than the median of agent-assisted homes at \$345,000.
- The average Coldwell Banker® listed property sells for 20.7% higher than the National Association of REALTORS® average price

If you are selling your property and plan to purchase another home, your real estate agent will be a valuable partner to help ensure everything goes smoothly. In fact, 53% of sellers nationwide use the same agent to purchase their next home.

Contact your Coldwell Banker agent today to discuss listing your property for the spring selling season.



Home Design Trends for 2023

Elevated Escapes and Outlandish Elements

In recent months, the world has re-energized, and hope has bloomed in ways that many had not experienced since before this decade began. In contrast, shifting economic and global conditions have awakened and heightened certain sensitivities. This age of extremes has given way to a curious range of design ideas. From eclectic and new, to natural and nostalgic, here are some of the most notable home design features and themes we expect to see in the year ahead.

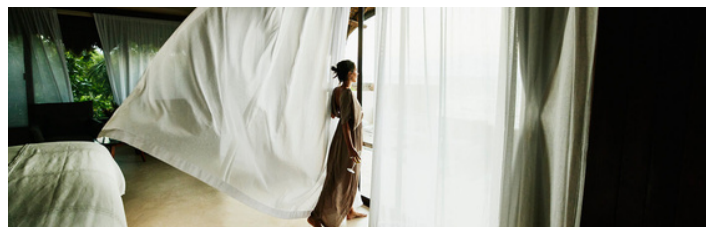
Bring the vacation to you. After nearly two years of limited travel, a sense of wanderlust has arisen for many. Yet, rather than actually traveling to fulfill this urge, savvy decorators have opted instead to create an escape within the residence. With a continued desire to revel in the comforts of home, many have embraced the idea that venturing out truly isn't necessary to achieve that breezy, revitalizing experience. Using warm wood tones, bright light and airy linen curtains and furnishings, abodes will have rooms – both indoors and out – transformed in the style of beachy resort destinations and dreamy European villas.

Connect to nature and the present. People are recognizing the need to be more present and peaceful in the moment and are erring toward pragmatic sensibilities in lifestyle and functionality. Fostering security and balance continue to be key, but with an emphasis on the senses – which translates into the use of natural textiles and rare materials in home décor such as crude clay, terra-cotta, handcrafted finishings and glazed tiles made from organic materials. Color schemes are inspired by nature and the desert theme has gained in appeal, incorporating gentle colors such as beiges and greys. The trend additionally translates to comforting, tactile interior designs that blend organic shapes, arches and irregular forms to create a cozy, warm aesthetic. Such biophilic design will continue as a trend. In fact, you may even consider adding a full-sized tree to the kitchen – olive trees are favored – to add an impressive fixture and create a Mediterranean or rustic vibe.

Embrace opulence and idiosyncrasy. In a distinctly disparate tone, an “anti-neutral renaissance” has simultaneously gained traction, influencing home interiors. For those on this opposite end of the spectrum, minimalist fatigue has set in, driving the desire for extravagance and affecting a mood for glamour. A major theme for the new year is celebrating individuality, so unique touches, unconventional decorative fabrics and elements will reign. Think luxe jewel tones, whimsical details and embellishments galore. Expect striking visual effects in homes such as curvy and geometric shapes, fanciful rugs, monochromatic rooms in vivid shades like baby pink – as well as two-toned cabinets in contrasting colors. Emerald green, cobalt and rust are expected to be top interior colors in the coming year. Hellenism and antiquity will also see a surge in popularity, so Corinthian-style furnishings, statues and wallpaper motifs will be highly sought after.

Statement stone. Combining aspects of the two aforementioned trends, another desirable style in 2023 will be the use of unexpected stones in surprising ways. Anticipate colorful marble in creative reds, corals, deep blues and jewel tones. Exotic types of porcelain, soapstone and granite will be used throughout the home in a variety of ways: Subtly – as serving platters, side tables or nightstands – and dramatically – as accent walls, tables, bathtubs or countertops that transition into bold backsplashes – to incorporate as standalone art or a stunning focal point.

Whether you feel like a daredevil or crave simplicity, the coming year boasts a menu of delights to fulfill the moods and needs of many appetites. We hope you're inspired to customize and love your residence more than ever in 2023.



COMMUNITY CONNECTION

LITTLE FREE LIBRARY

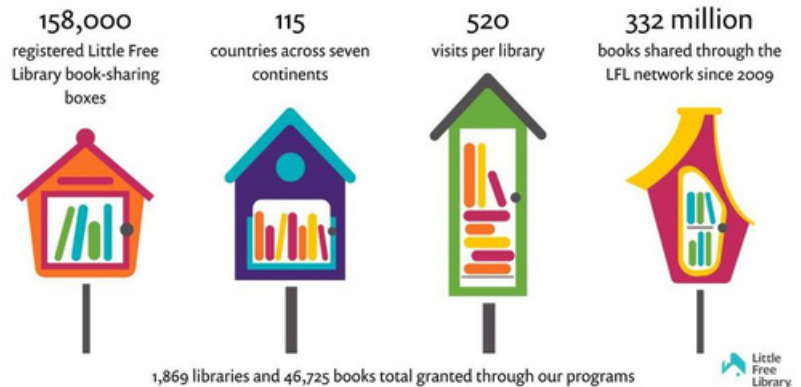
TAKE A BOOK. SHARE A BOOK.



Little Free Library #75406, located in Powell, WY

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More than 250 million books have been shared through registered Little Free Libraries, profoundly increasing book access for readers of all ages and backgrounds.



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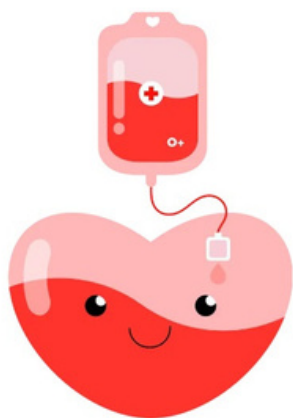
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[mobile app available for iOS or Android!](#)

FIND ONE IN YOUR COMMUNITY TODAY!

WHAT IS YOUR NEW YEAR'S RESOLUTION?



January is
**NATIONAL
BLOOD DONOR
MONTH**

Make a life saving donation



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