

THE MONTHLY BUGLE

The Official Newsletter of Coldwell Banker Antlers Realty, Inc.



5 ★ RATING

When Jay was cycling in/near Hay Springs, Nebraska, on a very hot day, Tony stopped and gave Jay some cold water. They started chatting, and Tony had a bunch of suggestions and referrals for Jay's next stops on his ride. Tony also grew up with Echo Renner, who is a Realtor in Cody. Tony contacted Echo to say Jay, "a good guy," was coming through Cody. With that scant info, Echo picked us up at our Cody motel and took us to a delicious dinner in town! She also helped us find lodging in Cody, not an easy task when you are looking same-day, in a tourist town, at height of tourist season.

We had a great time with Echo, who was so generous and nice with two strangers! We also asked her about the booming real estate market during dinner (always an interesting topic). Echo knows the Cody market inside-out, as well as the entire state of Wyoming, should you ever need a Realtor out here. Echo Renner with Coldwell

Banker.

- Sharon Waters



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Kitchen - The Heart of Home

Written by Jennifer McGuire of CBBlueMatter

What magical, gravitational pull does the kitchen hold over us all? It's a combination of things that we're unconsciously and instinctively attracted to – comfort, familiarity and fond memories. No matter the time of day, the event du jour or the number of guests who grace your doorstep, most often you'll find friends and family huddled inside the heart of the home: the kitchen. Its magnetic quality swirls around memory-inducing scents, the sound of flapjacks sizzling on the griddle, the rhythmic clinking of glassware toasting and the irresistible sight of delectable meals being prepared by the hands of loved ones. No wonder it's where we want to be, and where we often choose to stay.

The ideal modern kitchen is more than a utilitarian food station, it's everyone's happy place focused on laughing, sharing and being together. Discover a few simple ways of blurring the lines between kitchen and living space to create the ultimate comfort zone in your home.

Hiding in Plain Sight

Keep it sleek and subtle. When designing a combined kitchen/family room, aesthetics are important. Today's kitchen appliances go incognito when these workhorses are disguised behind custom cabinetry that hides everything from the fridge to the dishwasher. Ho-hum countertops can be replaced with show stopping surfaces that beg to be touched such as rich marble, honed stone and dramatically veined quartz.

Incorporate the adjacent dining and family room décor into the overall kitchen design by treating it with the same decorating prowess applied to the rest of your home.

Where the Action Is

Whether you're into helping with meal prep, witnessing the melding of ingredients into the day's pièce de résistance or enjoying the hustle and bustle of the kitchen vibes from the sidelines, a comfortable place to sit is a must to make the open-concept ambiance complete. A casual seating chart is preferable.

Start with comfy barstools snuggled up to a beautiful stone slab island that offer front-row seats to the chef at work. Add extra seating with a built-in banquette tucked beneath a window, a large farmhouse table with ample chair space, or a couch-and-club-chair combo for even more entertaining options – all within kitchen earshot. When placing furniture and accessories, maintain unobstructed site lines and easy-access pathways to adjoining gathering areas. Flow is of the utmost importance when rooms intermingle.

Let There Be Light

One of the best results of an open-concept kitchen comes from all the light that floods in from the windows of adjacent rooms. In addition to natural light, it's essential to brighten each of the surrounding sans-walls sections with the proper illumination. The prepping-cooking-plating area calls for bright task lighting, well served by overhead recessed can lights, under-the-counter LEDs and over-the-counter pendants that get the job done efficiently yet stylishly.

Other nearby living spaces require softer options, including general lighting, which is typically derived from a ceiling pendant or chandelier, and ambient lighting – an indirect and often more intriguing glow used to soften harsh shadows and deliver a major impact via wall sconces and torchieres. And don't overlook unique mood lighting in all its glorious drama. With the brilliant power to set the stage and add theater to a room, its bold effects make it an impressive standout in any space.

Create the perfect gathering hub for sharing daily meals, activities, special moments and living life to the fullest. The open-concept floor plan centered around the kitchen stirs up an elusive energy that radiates out like a star and makes all interconnecting rooms feel like the epitome of "home."



232 44th St N, Cody



Custom-built home minutes to downtown Cody, WY located on beautiful Sage Creek Rim! Gorgeous views of McCullough Peakes out your kitchen windows. Sage Creek runs along the East of this property on the adjoining property, is accessible for fishing & hiking, with the land owners permission!! The dramatic foyer entrance leads you to the formal living room featuring a cozy gas fireplace & solid red oak flooring. Formal dining room for entertaining. The spacious kitchen is a cook's delight with two adjoining walk-in pantries. Custom cabinets feature plentiful storage including pull-out drawers, custom spice racks, and more. The flooring is Dal-Tile. The kitchen leads to the laundry room with more storage and access to the 2-car garage. The first floor also features the master bedroom suite and a full bath (jacuzzi tub). An office or 4th bedroom completes the first floor. As you ascend the split staircase to the 2nd floor you will find an open area overlooking the lower foyer, a perfect spot for a library or kid's playroom. There are two spacious bedrooms on the upper level as well as a 3/4 bath. Beautiful solid red oak flooring in living spaces. The basement features 2295 sqft., an open canvas to finish as you like. The grounds have been graded and are ready for your custom landscaping ideas, bring a horse or two as well! The height gap from the gravel to the garage is graded and ready for a concrete apron or driveway. Same with the front stoops.

MLS#: 10019958



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FOR SALE

Industry Highlight

The Pros and Cons of Metal Roofing

Considering a new roof but not sure if metal is the way to go? Here are the pros and cons of metal roofing at a glance:

Pros:

- Metal roofs can last a long time, from 40 to 70 years.
- In cold climates, they offer increased protection against heavy snow and ice damming.
- In warm climates, metal roofs are fire-resistant, which can help protect a home from burning down.
- In climates with extreme weather, metal roofs are more durable than shingles in high winds.
- Metal protects against mold, rot and pest infestations.
- Metal roofs can increase the value of your home.

Cons:

- Upfront costs for metal roofs are higher than most people expect and cost around \$8,510 for a screw-down metal roof and \$16,150 for a standing seam metal roof.
- Shingled roofing is significantly cheaper, although not nearly as durable.
- Metal roofs aren't good for coastal homes because salt can cause rust.
- Not everyone likes the sound of rain on metal, and they can be noisy during harsh storms.



Why Choose Metal Roofs?

For homeowners who are looking to stay for the longer term, the thought of having to replace their roof more than once can be a huge source of stress.

“Metal roofs have really grown in popularity lately thanks to their durability,” says Constantine Anest, owner at Ethos Roofing & Restoration in Centennial, Colorado. “Properly installed metal roofs can last 40-70 years. It’s a fantastic option for homeowners who don’t want to worry about roof replacement.”

“In certain areas, metal roofs are more practical and even necessary,” says Mike Reedy, owner of Quality Built Exteriors in Chesapeake, Virginia. “For example, in northern parts of the U.S., metal roofs are better for preventing ice damming and supporting heavy snow loads.” Metal roofs can also protect against pests, mold and rot.

Of course, metal roofs aren’t the solution for everyone. There’s a significant cost associated with installing these roofs.

Do Metal Roofs Affect Property Values?

If you’re worried that choosing a metal roof might make reselling your home difficult, you have little to fear. Even though a few people might be turned off by a metal roof, they’re generally considered an upgrade by most buyers. “Metal roofs dramatically improve the value of your home, the visual curb appeal of your home, and the ROI of your home come resale time,” says Baron Christopher Hanson, at Coldwell Banker Realty in Stuart, Florida.

How Much Do Metal Roofs Cost?

The popularity of standing seam roofs is largely due to the relative affordability of this type of roofing. Although they’re more expensive than corrugated roofs, they’re a middling option price-wise. The average residential roof size in the U.S., according to the U.S. Census, is 1,700 square feet. That places the midline pricing for an average standing seam metal roof at around \$16,150 and the midline pricing for an average screw-down metal roof at around \$8,510.

Help Make Your Grad's Dorm Feel Like Home



About 3.2 million students are expected to graduate from high school during the next few weeks, says the National Center for Education Statistics. After leaving the nest, it's normal for a bout of homesickness in the first few months at college. But dormitory life doesn't have to cause angst for those students who choose it. To ease the transition, here are five thoughtful graduation gifts to make their college housing experience feel a little more like home. Don't forget: A comfortable student is a productive one.

Comfortable Bedding Is Sound Sleeping

Know the size of the mattress before you buy bedding, as dorm beds often are not the standard single size you're used to. Contact the campus housing office and clarify the exact measurements and thickness to avoid an expensive mistake. Common sizes are twin and twin extra-long, says dormsmart.com. Comforters, blankets and bed skirts should match as well.

Light Up Their Life

Bright lighting makes for good grades and a harmonious living relationship. Floor and gooseneck lamps pinpoint the lighting, so your teen's roomie can count sheep peacefully. Clip-on lights are perfect for studying at night and can be easily affixed to the bedframe.

Help Them Study in Bed

There are certain dormitory essentials to keep bedside. Whether it's a smartphone, glasses, laptop, a college textbook, a quick-snack candy bar or even a bottle of water, a bedside caddy with pockets is the answer. No need to disrupt the studying routine when everything is within arm's reach! And don't forget extra phone chargers and USB plugs so they can easily move around the room to get comfortable.

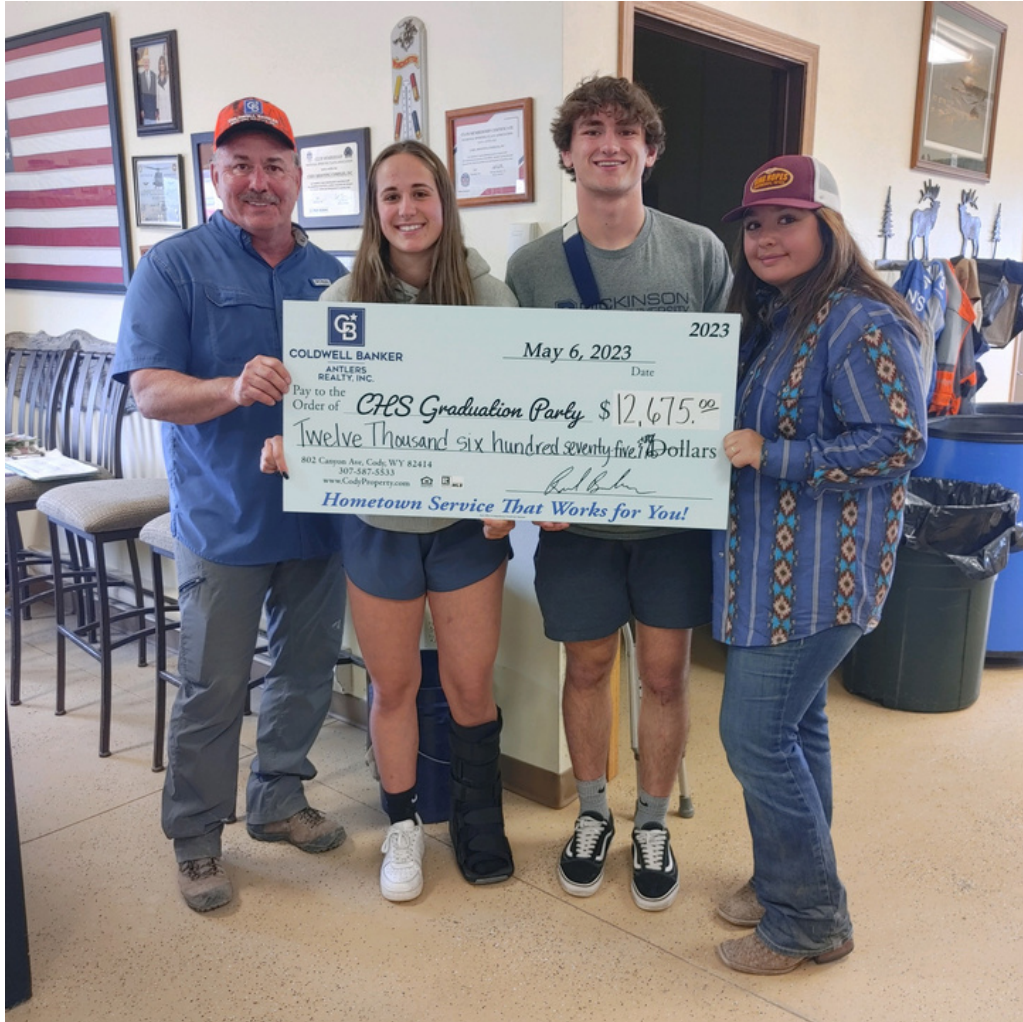
Living Clutter-Free

Decluttering doesn't get much better than with a large old-fashioned steamer trunk. You'd be amazed at how much you can fit in there. In a pinch, the trunk doubles as a footrest or end table. Get a laundry basket with a lid for dirty clothing. And don't forget a hamper for clean clothing – it frees up valuable drawer space in those ever-so-tiny dormitory dressers.

The Cart Comes Before the Fridge

Mini-fridges are a staple of dorm life, but make sure you buy a cart with drawers as well. You can put the fridge atop it with space underneath for groceries. Some colleges also offer a free refrigerator or rental availability, so check with campus housing before making a purchase. While graduation may bring a few tears as you envision your grad moving away from home, you can follow these tips to create a home away from home that will keep them comfortable and on task.

SENIOR SPORTING CLAY SHOOT 2023



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Thank You

A big thank you to all the sponsors, shooters, and volunteers!

With your help, we were able to raise a record breaking

\$12,675

For the Cody High School graduation party at the 2023 Sporting Clay Shoot.

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DID YOU KNOW?

1 in 10 Americans sell their home due to  paranormal activity.



May the warmth of the sun and the fresh breeze of May greet you with a warm hello.



REAL ESTATE



“It’s the perfect home for a couple who can’t decide what they want. It’s a victorian split-level colonial ranch mobile cabin!”



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