

THE MONTHLY BUGLE

The Official Newsletter of Coldwell Banker Antlers Realty, Inc.



**COLDWELL
BANKER**

**ANTLERS
REALTY, INC.**

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WHY COLDWELL BANKER?

We continue to have the #1 Real Estate Ad ten years running. We received the Women's Choice Award six 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 \$295 BILLION total sales volume. We have 100,000+ agents, in 2,500 offices worldwide, across 40 countries. We've been dedicated to the love of people & homes for 117 years!

With 40 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!



First Impressions Matter – Get Your Home Market Ready

Written by Jennifer McGuire of CBBlueMatter

If you are considering selling your home, there are several things you can do now to make the best first impression on potential buyers. Taking the time to declutter, deep clean and make simple repairs will show buyers that your house and property are well-maintained and ready for a new owner.

Increase Curb Appeal

A clean and attractive exterior is crucial, as it creates a positive first impression and sets the tone for the rest of your home. Spruce up your outdoor space by removing overhanging tree limbs and branches, applying a fresh coat of exterior paint, mowing the lawn, adding plants or flowerpots, power washing, painting patio and deck areas and repairing or replacing damaged screens and doors.

Take Care of the Obvious

While grooming your outside space, you'll need to address any glaring concerns. Check and fix loose or damaged roof shingles, bricks, wood and trim. Clean out septic systems to ensure your property is in top working condition. With these projects completed, you'll also reduce maintenance stress while your home is listed.

Make the Interior Shine

Create an inviting and welcoming atmosphere by cleaning, decluttering and organizing your home, which shows buyers that there's plenty of space. Freshen up your indoor areas by painting walls, removing outdated rugs or furniture, polishing kitchen appliances and deep cleaning hardwood floors, sinks, tiles and showers.

Remove the Clutter

You'll also want to check that any clutter is cleared by organizing closets with shelves and storage bins, storing everyday items like paper and toys in cabinets and closets, and removing personal items like picture frames and your kid's tee-ball trophies. While you're thoughtfully arranging, you could take advantage of this opportunity to get rid of any paperwork that is no longer needed while gathering documents potential buyers may need to review in a handy folder. These papers could include HOA information, appliance manuals, warranty information, records of repairs (especially if it involved electrical, plumbing or contractor issues) and the survey of your property.

By increasing the outdoor appeal, creating a warm, appealing indoor space and gathering all the information upfront before listing your home for sale, you'll be well on your way to smooth, stress-free transaction – and seal the deal with a great first impression.





57 Nez Perce Dr. Cody

Welcome to your dream home nestled at the end of a serene cul-de-sac, minutes from Cody, WY. Enchantment awaits you the moment you step thru the front door of this exquisite, brick home. The main LR, dining area, and kitchen greet you with stunning porcelain tile flooring, radiating elegance. Immerse yourself in the beauty of the remodeled kitchen, luxurious granite counters, breakfast bar, and state-of-the-art appliances that will inspire your culinary creativity. The adjacent utility room boasts ample cabinets, sink area encased in granite, and provides direct access to the spacious 2-plus-car garages, ensuring convenience. As you journey towards the bedrooms, you'll discover a remodeled full guest bath, boasting the same granite counters. Two guest bedrooms beckon you with comfort, while the master suite offers a remodeled 3/4 bath. Enjoy the opulence of custom Alder cabinets, granite counters, and a beautifully tiled walk-in shower. Venturing downstairs, the finished basement presents three additional bedrooms. Alternatively, you can opt for two bedrooms and a versatile hobby room. The CoreTec plus tile flooring lends a touch of modern sophistication, complementing the wood wainscoting that adorns the family room. An additional full bath adds to the convenience of this lower level, while the unfinished area offers abundant storage possibilities. A generous 30x30 shop, ample space for all your toys. The meticulously landscaped grounds reflect a true sense of ownership!

MLS#: 10020095



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**FOR
SALE**

Industry Highlight

Survey Finds Americans Prefer Walkable Communities

The National Association of Realtors® released a new survey revealing that Americans living in walkable communities report a higher quality of life. The [2023 Community & Transportation Preferences Survey](#) is a national poll taken every three years to gauge people's partialities regarding their home's location or potential location as well as community attributes they find desirable. "With COVID in our rearview mirror, this study shows that a substantial demand for walkability persists for Americans of all ages," said NAR President Kenny Parcell. "NAR has conducted community preference surveys for over 20 years, providing Realtors® and their communities with valuable information on shifting American lifestyles and migration trends. To help local communities and Realtor® associations improve the places they live, NAR generates this survey and makes the results available to all."



Among noteworthy findings of the survey:
If deciding today where to live:

- 79% said being within an easy walk of other places and things, such as shops and parks, is very/somewhat important. 78% of those indicated that they would be willing to pay more to live in a walkable community.
- 85% said sidewalks and places to walk are very/somewhat important.
- 65% said having public transport nearby is very/somewhat important.
- 56% said they would prefer a house with a small yard and be able to walk to places vs. 44% who would prefer a large yard and would need to drive to most places.
- 53% would prefer an attached dwelling (own or rent a townhouse/condo/apartment) and be able to walk to shops, restaurants, and a short commute to work vs. 47% who would prefer a single-family home (own or rent) and have to drive to shops, restaurants and a longer commute.

The Wonderful World of Green – Tips for Hydrating Plants



You may not know it, but there are proper methods to watering your plants that involve more than just pouring water on top. Plant size, soil type, weather, sun exposure and time of year all factor into how much water is needed. Timing and frequency are also important, according to the U.S. Environmental Protection Agency. So how do you effectively manage your dampening strategy? Consider:

- Watering in the Morning – Water can penetrate the soil where the plant’s roots can reach, absorbing and drying in the cooler hours of the day. Watering during other times of the day could cause you to boil the roots, sunburn the leaves or grow mold spores and rot.
- Increasing Drainage – Excessive moisture around the root zone can lead to stagnant water and root rot, according to Deep Green Permaculture. To prevent this add a coarser material to the bottom of the pot to vary the potting medium and water retention.
- Soaking Deeply – Dampen the soil at least eight inches below the surface so the roots are encouraged to grow deeper and are not sitting too close to the surface.
- Optimizing Your Soil – Clearing out rocks and debris, loosening the soil and adding organic matter can affect how your plants absorb water. Adjust your planting strategy based on the soil type and how you apply compost.

Since there are so many different aspects of an effective watering system, there are also many opportunities for blunders. Here are a few common missteps to avoid:

Watering Too Frequently – Adding too much could kill your plants because it drowns them and cuts off the oxygen. Each plant is different, but you could look out for yellow, wilted or dropped leaves, brown spots, mushy stems and molding soil to understand if your plant is being overwatered.

- Using a Sprinkler – Plants absorb most of their water through the soil, and sprinklers tend to moisten the top foliage.
- Relying on Rain – There isn’t always enough rainfall for plants to thrive, so don’t count on it to keep them alive. You should test your soil for the amounts of water and adjust your watering methods as your plants need it.

There are also regional variations and differing needs of specific plants, so check with your local gardening center for more information. Paying attention to your plant’s moisture and developing a watering strategy will have your garden flourishing in a wonderful world of green in no time.



COMMUNITY CONNECTION

CODY WY ADVENTURES

We are a family-owned tour company serving guests in the greater Yellowstone area. We offer a variety of Yellowstone National Park tours including open-air tours, luxury tours, standard van tours, hiking tours, and private tours. We also offer Red Canyon Wild Mustang Tours, photography tours, Kirwin Ghost Town tours, and several different whitewater rafting tours. We can accommodate guests' needs for vacation rentals as well as kayak and paddle board rentals. With the widest variety of vacation options in the Cody area, we can help you have a memorable vacation.



Check them out below on Facebook or at their website!



307-587-6988



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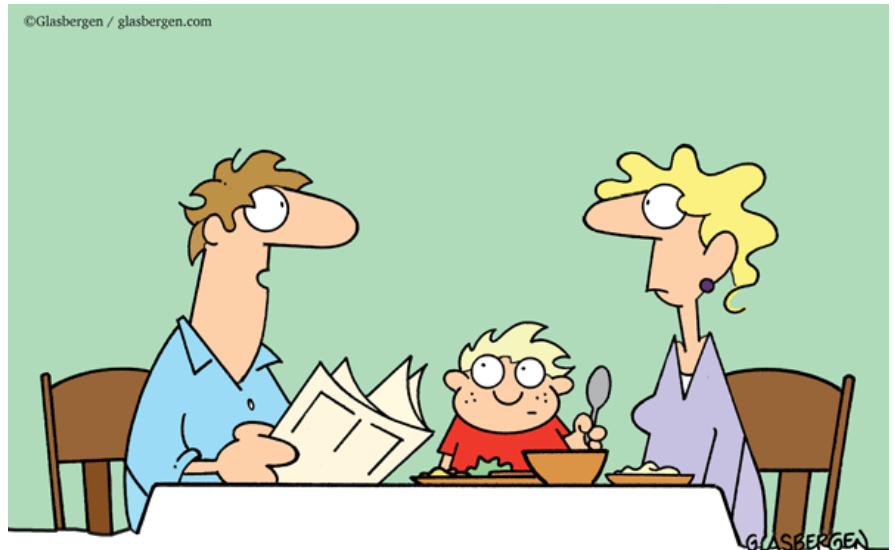
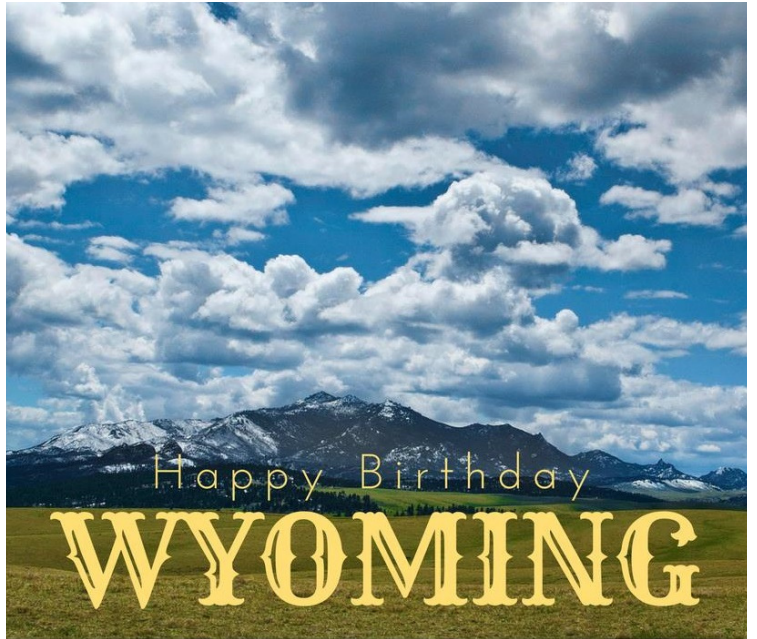


codywyomingadventures.com

Choose Your Adventure!
Experience Yellowstone with Us!

DID YOU KNOW?

Wyoming is the windiest state in America, especially in winter with average wind speeds of nearly 13mph.



“This little pig built his house from straw, but it sold for \$599,000. That’s the real estate agent we should use!”



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