

THE MONTHLY BUGLE

The Official Newsletter of Coldwell Banker Antlers Realty, Inc.



5 ★ RATING

Rick was outstanding in helping us purchase a large ranch in Wyoming. Our transaction was lengthy, difficult and complex and we could not have pulled it off without Rick's expertise, persistence and passion for what he does. If you're buying a property in the area he is THE BEST!!!

- Randy Dublu

Rick Brasher made selling a home easy, effortless, fast, and without stress. Always available, professional, and felt he always had my back. Truly the best and wouldn't use anyone other than Rick when selling a home. Thank you again Rick!!

- Andrea Rentschler



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5 Advantages of Selling Your Home in the Fall

Written by Jennifer McGuire of CBBlueMatter

While spring and summer are traditionally considered prime real estate seasons, the advantages of selling a home in the fall are often underestimated. Here are five compelling reasons why autumn might be the best time to list your property and make a big change.

Reduced Market Competition

Unlike the bustling real estate seasons, the fall landscape typically experiences less competition. With fewer properties vying for attention, your house could stand out more prominently, attracting serious buyers actively looking to make a purchase. This reduced competition can lead to a quicker sales process and even multiple offers. Active buyers in the fall can also be more motivated – their sense of urgency could work to your advantage.

Accelerated Transactions

With this cyclical lull, you'll find a unique advantage in expediting your closing process. Mortgage lenders, attorneys, home inspectors and appraisers with reduced workloads can focus on ensuring your transaction glides along seamlessly. These factors often mean a swift and efficient closure, alleviating stress and providing a harmonious experience for all parties involved.

Favorable Timing

Aside from striking a balance between summer's energetic buzz and winter's slower pace, this period also offers a sweet spot for buyers who want to settle into their new homes before the holiday festivities kick in. Potential buyers can be eager to start the new year in a new home. By listing your house in the fall, you align with the natural rhythm of many people's schedules, increasing the likelihood of attracting committed buyers.

Optimized for Comfort

In the cooler months, you can lean into your home's cozy and inviting aspects in a way that might not work as well in summer. In addition to all-season staging tips, fall is a great time to make a fireplace the focal point of a room and style your interior to emphasize warmth and coziness. And no matter when you decide to sell your home, a fresh coat of paint is always a good idea, but in the coming months, consider a rich chestnut glow on an accent wall or a neutral cream with warm undertones.

Enhanced Curb Appeal

After the heat of summer, cooler weather can also provide a vibrant backdrop for showcasing your home's curb appeal. Along with thoughtful staging inside, optimize the exterior for maximum interest. Seasonal landscaping and tasteful décor in moderation, such as pumpkins or an autumn-inspired wreath, can further accentuate your home's charm and help potential buyers envision themselves living there. It's also beneficial to run through a fall maintenance checklist for any updates needed before your house hits the market.





95 Road 2BC, Cody



Country Living on 2.93 +/- acres with a 4 bedroom, 2 bath Mobile Home with an upgrade of Seamless Steel Siding, 1200 sq.ft. shop with oversized door, concrete floor and power to the shop just not fully wired, put the outlets and lights where you want them. 2 car detached garage with opener. Great view of Heart Mountain as you sit on the back deck.

MLS#: 10020186



Listing Broker: Donny Anderson
Email: donny@codyproperty.com
Cell #: (307) 899-1899

**FOR
SALE**

Industry Highlight

Prep Your Home for Winter with Our Fall Maintenance Checklist

As the season begins to change, it's time to prep your home for falling leaves, cooler weather, and, eventually, winter storms. Tackling a few fall home maintenance tasks now can ward off issues later in the season, so you can enjoy everything you love about autumn worry-free. Most of the tasks listed below are well within the average homeowner's ability, but if you'd rather hire a professional to handle them, it can be well worth the expense. You'll save money in the long run by preventing costly (and potentially dangerous) damage to your home. Follow our fall home maintenance checklist and learn essential tips for cleaning gutters, roofs, fireplaces, and more.

1. Clean your gutters.

Clogged gutters can lead to damaged exterior surfaces and water in your basement.

2. Seal up air leaks.

Gaps in caulk and weather-stripping let cold air into your warm home, and sealing up a drafty house can save up to 20 percent on your heating bills.

3. Inspect your roof.

4. Protect faucets from freezing temperatures.

5. Freshen your furnace filter.

Clogged filters make it harder to keep your home at a comfortable temperature, thus increasing your utility bills.

6. Give your furnace a checkup.

- a. Noisy belts.
- b. Poor performance.
- c. Erratic behavior.

7. Ready your fireplace.

Even if you only occasionally use your fireplace, you should check it annually for damage and hazards.

8. Keep the humidifier humming.

Dry winter air can be tough on your skin and airways, but did you know it can also make fine wood more prone to cracking?

9. Ward off gas problems.

Keeping a gas heater in good shape is both a safety and a cost issue.

10. Keep wood fires burning brightly.

- a. Inspect the stovepipes.
- b. Look for corrosion and cracks.
- c. Check safety features.

11. Repair walkways.

Damaged walkways, drives, and steps are a hazard year-round, but their dangers are compounded when the weather turns icy.

12. Review safety features.

- a. Smoke and Carbon Monoxide Detectors.
- b. Fire Extinguishers.
- c. Fire escape plans.
- d. General cleanup.

13. Prep your lawn for winter.

14. Touch up exterior paint.

15. Clean your carpets.



Irresistible Pumpkin Recipes for a Flavorful Fall



As temperatures drop, the kitchen spotlight turns to a humble and versatile ingredient – the pumpkin. Delve into the delicious world of pumpkin-infused dishes that celebrate both flavor and creativity with comforting classics and innovative creations. Most of these pumpkin recipes call for canned pumpkin, but if you feel like making your own puree, look for sugar or pie pumpkins at the store – leave the large jack-o'-lantern types for carving.

One Bowl Chocolate Chip Pumpkin Muffins

Pumpkin and chocolate are a perfect match, as demonstrated in this [take on muffins](#) from The Kitchn blog. Warm pumpkin pie spices combine with semi-sweet chocolate chips for the perfect afternoon snack or brunch side. Take care not to overmix the batter before pouring it into the muffin cups – this, along with the pumpkin puree, helps keep the muffins moist. Plus, the scent as these beauties bake will make your home smell better than a pumpkin spice latte.

Pumpkin Lasagna with Ricotta and Swiss Chard

When you crave something baked and cheesy, look no further than Food & Wine magazine's unique take on a [classic comfort dish](#). Instead of the traditional tomato sauce, a pumpkin cream sauce ties everything together and complements the tender swiss chard and creamy ricotta cheese layers. Want to plan ahead? This lasagna can also be made ahead of time and stored overnight in the refrigerator. It's meat-free, too, making it a great company dish for vegetarian friends and family.

Pumpkin Pancakes

Start your morning with a taste of autumn's finest – a fluffy stack of [flavorful pancakes](#). This breakfast favorite from King Arthur Baking Company combines the seasonal flavors of cinnamon and nutmeg and the ease of canned pumpkin puree. They are fantastic with maple syrup or whipped cream, or why not both? Whether you're enjoying a leisurely weekend brunch or seeking a quick weekday treat, these pancakes are a delicious invitation to savor the comforts of the season.

Pumpkin Soup with Bacon and Thyme

This [savory soup](#), also from Food & Wine, calls for roasting and pureeing a fresh three-pound pumpkin, but you could also substitute the same amount of butternut or acorn squash to mix things up a bit. While prepping your pumpkin or squash, save the seeds, and roast them for a delightfully crunchy topping. The garlic, thyme, cinnamon, nutmeg and cayenne pepper add just the right touch of herb, heat and pumpkin spice warmth to this earthy and smoky pumpkin soup.

Best, Easy Pumpkin Pie Recipe

What fall pumpkin recipe list would be complete without a pumpkin pie? This [classic recipe](#) from Country Living magazine promises big rewards from a manageable culinary effort. Use either store-bought or homemade pie dough and canned pumpkin. While fresh pumpkin is fantastic in some recipes, it can sometimes be stringy after roasted, which is not ideal when your goal is a velvety pumpkin pie filling. So, for this recipe, it's recommended to stick to the canned puree. The burnt sugar brulée topping is a true showstopper and well worth the investment in a small kitchen torch. But even if you leave that detail off, this is still a pumpkin pie you'll make year after year for your holiday table.

Whether you're already a pumpkin fan or merely pumpkin-curious, these recipes give you a solid start to filling your home with fall's comforting spices and flavors.

COMMUNITY CONNECTION

COWTOWN CANDY

Cowtown Candy Company offers a wide variety of mouth-watering treats to satisfy the most discerning sweet tooth. Specialty products include hand-dipped truffles, a wide variety of the creamiest home-made fudge on earth, and our proprietary Cody Crunch that turns every customer into a raving Cowtown Candy fan!

Cowtown Candy believes the experience of buying candy should be just as enjoyable as eating it. Their welcoming and inviting atmosphere brings customers back time and again to experience the delicious aromas of freshly made fudge or browse the hundreds of candies, toys, puzzles, greeting cards, gourmet teas, flavored soda pops, and more.



Cowtown Candy Company is the largest candy store in Northwest Wyoming. With custom recipes and superior products.

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



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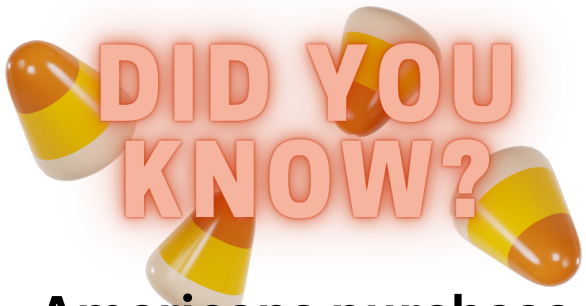


@Cowtown Candy Company



cowtowncandy.com

Helping You Make It A Sweet Day!



DID YOU KNOW?

Americans purchase nearly 600 million pounds of candy each year for Halloween! That's 24 pounds of candy per American.



HAPPY
Labor
DAY



"On second thought, let's wait until the real estate market stabilizes"

COLDWELL BANKER
ANTLERS
REALTY, INC.

802 Canyon Ave.
Cody, WY 82414
307-587-5533
codyproperty.com

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