

THE MONTHLY BUGLE

The Official Newsletter of Coldwell Banker Antlers Realty, Inc.



5 ★ RATING

I highly recommend Joe Desson, he was extremely helpful in finding me and my daughter's first home. He helped walk me through the whole process and looked out for my needs. I will recommend him to everyone! Thank You!!

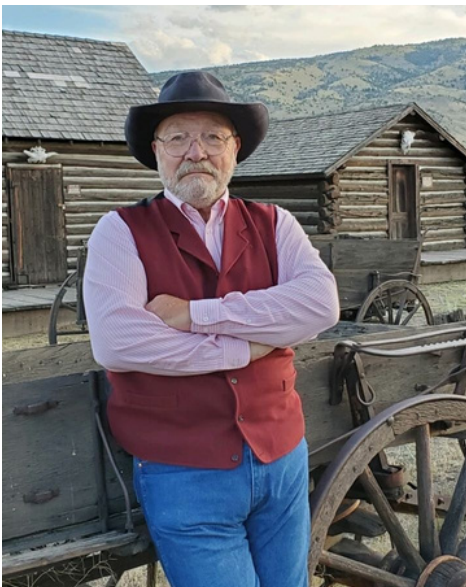
- Bryan Knapp

Joe Desson has helped us with all of our real estate needs! He is fantastic!!! Highly recommended!

- Vicky Nye

An amazing guy to deal with, straight up and up front. A hand shake seals the deal guy.

- Mark Kulak



EXPLORE WHAT'S INSIDE THIS ISSUE:

The Big Benefits of Downsizing Your Home - 2

1220 Willow Lane, Cody - 3

Industry Highlight - 4

The Best Apple Pie Ever - 5

Community Connection - 6





The Big Benefits of Downsizing Your Home

Written by Michelle Abendschan of CBBBlueMatter

If you're considering downsizing, you're not alone. Many homeowners are embracing the advantages of living in smaller spaces. Living more compactly can offer a range of benefits, from cost savings to a better quality of life. Explore the advantages of living smaller and learn why it's becoming an increasingly popular option.

Financial Considerations

One of the main advantages of downsizing is the positive impact it can have on your wallet and finances. By moving to a smaller home, you can enjoy lower mortgage payments, reduced property taxes and decreased utility bills. These savings can free up a significant amount of money, giving you the opportunity to pay off debts, travel, invest or save for the future – tiny houses are fashionable for a reason!

Simplified Lifestyle & Maintenance

Even if you don't go all the way down to tiny, another great perk of a reduced space is the simplified lifestyle it offers. With fewer rooms to clean, maintain and organize, you can spend less time on household chores and decluttering, and have more time to do the things you love with friends and family. Imagine how a more manageable home could help you find balance and fulfillment in your daily life. There are also great tips available for decorating a scaled-down home so you can still make a more minimal space stylish and inviting.

Increased Flexibility

Downsizing can also provide you with more agility and mobility, which is ideal for avid travelers and explorers. A week or even a month away doesn't seem as daunting with a smaller property. Since it requires less upkeep, it can allow you to spend extended periods away without worry. Additionally, it can create a more adaptable living environment for retirees or empty nesters, making it easier to adjust to changing circumstances throughout your life.

Environmental Perks

Going smaller not only benefits you personally but also has positive environmental impacts. A more minimal living space conserves resources like energy and water, reducing your carbon footprint. With fewer rooms to heat and cool, you'll see lower energy emissions and monthly bills. Plus, downsizing encourages a more intentional and mindful approach to consumption, promoting a greener and eco-friendly lifestyle if that's your thing.

The benefits go beyond simply living in a reduced space. Downsizing allows you to create a home that aligns with your values, offering greater freedom and contentment. So, if you've been considering downsizing or rightsizing in the future, take the leap and embrace the many advantages that await. Say goodbye to excess and hello to a simpler, more fulfilling lifestyle.





1220 Willow Lane, Cody

Welcome to your new home, where comfort and convenience come together in this charming 4-bedroom, 3-bath home. This home is perfectly situated close to schools and shopping, making daily life a breeze. Imagine being able to stroll downtown and the post office, all within walking distance. As you step inside, you'll be greeted by the inviting warmth of lovely hardwood flooring that adds character. Brand new carpet in the bedrooms, new flooring in all bathrooms, family room and laundry room. The cozy living room, complete with a fireplace invites you to unwind and relax on chilly evenings. The kitchen is a delight, offering ample space and a convenient walkout to a covered deck that overlooks a treed yard, providing you with a private haven to enjoy your morning coffee or host gatherings. The master bedroom features a 3/4 bath, providing you with your own privacy. The main bath features a new tub surround. Say goodbye to cold winter mornings scraping snow off your car, thanks to the 2 car heated garage. In summary, this inviting home provides comfort and convenience!

MLS#: 10022466



Listing Broker: JoAnn Humphries
Email: joann@codyproperty.com
Cell #: (307) 272-9340

FOR
SALE

Industry Highlight

5 Home Improvement Projects That Will Pay Off in 2024

With 2024 on the horizon, many homeowners are seeking ways to enhance their property and increase its value. Whether you plan to sell your home in the new year or simply want to update its style and livability for yourself, strategic home improvement projects can make a significant impact.

Spruce Up the Exterior

First impressions matter – a well-maintained exterior can greatly enhance curb appeal. Start by giving your home a fresh coat of paint, if needed, to refresh its appearance. Also, consider updating or repairing your siding, replacing old windows and adding attractive landscaping to create eye-catching charm in the neighborhood.

Upgrade the Kitchen

The kitchen is often thought of as the heart of the home, and it can have a significant impact on your house's worth and your comfort. Think about upgrading key features such as countertops, cabinetry and flooring. If your budget allows, replacing old appliances with energy-efficient models can also be a major selling point and save you money in the long run. Additionally, new wall paint, updated light fixtures and a stylish backsplash will create a space where you can enjoy preparing meals and entertaining friends.

Enhance the Bathroom

Bathrooms are another crucial area for home improvements that can influence value. Start by updating fixtures, like faucets, showerheads and towel racks, to create a sleek and cohesive look throughout the space. Consider replacing worn-out tiles or re-grouting existing ones to refresh walls and floors. Several DIY cosmetic updates can also produce a big splash and make your bathroom shine.

Create an Outdoor Oasis

Today, many homeowners are valuing outdoor spaces more than ever, and that probably won't change. Creating a functional and appealing outdoor area can significantly enhance your home's charm. You might want to build a deck or patio to entertain and host outdoor meals and get-togethers. But why stop there? Add in comfortable seating, install outdoor lighting and consider investing in professional landscaping for an extra living space in the summer months or year-round, depending on your climate.

Make Smart Upgrades

In our eco-conscious society, energy-efficient homes are highly sought after – so consider making earth-friendly upgrades to your property. Replace old windows with double or triple-pane glass windows, add insulation to prevent heat loss and install green appliances. Solar panels can also be a fantastic investment. These improvements decrease energy consumption and appeal to homeowners who want to reduce their environmental impact.

The upcoming new year presents an excellent opportunity to invest in home improvement projects that can boost your property's value and make your home more comfortable and cost-efficient for years to come.

The Best Apple Pie Ever



It's that time of year again. What time is that you say? Time for apple cider, apple butter, apple pie, cinnamon apple scones, pork roast with apples, Waldorf salad. Need I go on? It's fall! It's apple time.

Sheetcake Apple Pie

Preheat oven to 375 degrees. Divide Perfect Pie Dough recipe (below) into two large rectangular patties and roll the first to fit the bottom of the jellyroll pan, with a little at each side to flute later.

* Store in the fridge while you make your filling.

Make filling of:

11 c sliced peeled granny smith apples,

1 1/2c c sugar

3 T flour mixed with: 2 1/4 tsp cinnamon,

1/4 tsp nutmeg, 1/8 t mace, 1/2 tsp salt

Spread some softened butter (2-3 T) on the bottom crust so that it doesn't get soggy. Fill with the apple mixture, dot the apple layer with butter (2T) and gently cover with the second rolled crust. Press the crusts together to keep the juices from coming out. Cut vents in top crust. Brush with an egg wash and sprinkle with sugar.

Bake 40-45 min. Cool and frost with a confectioner's sugar and water drizzle. (6 T powdered sugar and 2 T hot water).

Perfect Pie Dough

4 c flour

1 T sugar

2 t salt

1 ¾ c butter flavored Crisco

1 T white vinegar

1 large egg

½ c cold water

Mix first 3 ingredients in large bowl. Add shortening and cut in until pea-sized. In small bowl beat together with fork; water, egg, vinegar. Combine 2 mixtures with fork until all is moistened. Divide into 4-5 balls and form into patties. Wrap each ball and chill for ½ hour. Can refrigerate 3 days or can be frozen.

COMMUNITY CONNECTION

PETER'S CAFE

SAYING GOODBYE TO A CODY TRADITION

After being a fixture in the Cody community for over 30 years, Peter's Café and Bakery has closed its doors.

An announcement was made in the Cody Area Classifieds Facebook Group by Katie Riley on behalf of the owner.

According to the post, the owner is retiring to care for their parent. Peter's Café was known by Cody locals for their great food and great service.

Peter's Café has been a go to spot for high school students and tourists alike. Referred to many times as a hidden gem in Cody, Peter's Café will be truly missed.



DID YOU KNOW?

Working with a real estate agent to sell your home statistically is proven to get you 10%+ more money than selling FSBO.

“Life starts all over again when it gets crisp in the fall.”

-F. Scott Fitzgerald, *The Great Gatsby*



HAPPY HALLOWEEN

REAL ESTATE



“They lowered the price another 3¢.
Call back again in 10 minutes!”



COLDWELL BANKER
ANTLERS
REALTY, INC.

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

FOLLOW US!

