

THE MONTHLY BUGLE

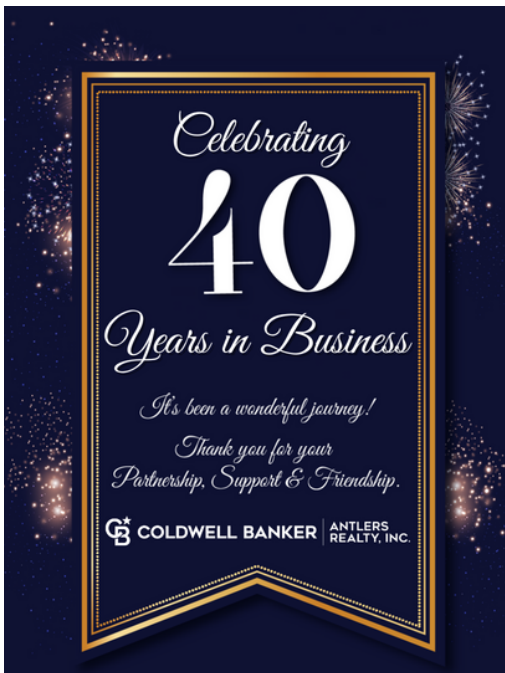
The Official Newsletter of Coldwell Banker Antlers Realty, Inc.



Celebrating 40 Years in Business

We are thrilled and honored to announce that Coldwell Banker Antler's Realty is proudly celebrating its 40th year in business!

We are not only celebrating 40 years in business but also celebrating 40 years of relationships with customers, agents, staff, community members, and Cody itself. We're celebrating 40 years of being a part of the community, giving back, seeing it grow and evolve, and being a part of its story. Here's to 40 more years of local real estate knowledge you can count on. Thank you for your continued business and support!



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Simple Holiday Storage Tips to Make Your Life Easier

Written by Michelle Abendschan of CBBlueMatter

Give your future self a gift by properly storing all those beautiful holiday decorations away this year! Correctly organizing and packing your holiday ornaments, lights and other décor can save you time, money and frustration when it's time to take them out again. Here are five practical storage tips to keep your holiday decorations safe and in good condition.

Sorting and Organizing

Before you even start, take the time to coordinate them. Group similar items together, such as ornaments, lights and garlands, to make it easier to find and unpack specific pieces next year. Label your storage bins or boxes for each category of decorations. Clear plastic containers are ideal, allowing you to quickly see the contents without even opening them.

Properly Packing Delicate Items

Glass and other breakable ornaments require special care to prevent damage. Use individual compartments, such as egg cartons or a specialty ornament storage container, to keep pieces separate and protected. Wrap fragile ornaments in tissue paper or bubble wrap before placing them in their designated spots. Also, think about placing extra fragile ones in their own sturdy box or container within your larger storage bin to further protect them. This added layer will help prevent any accidental breaks.

Untangling and Storing Lights

Tangled lights can be one of the most frustrating parts of holiday decorating. So, before putting them away, untangle your lights and inspect them for any damaged or broken bulbs. Replace any non-functioning bulbs to ensure everything is ready to use next year. You might want to use a spool or cord reel to tame any tangles. Alternatively, you can wrap lights around cardboard or even a hanger, securing the ends with zip or twist ties.

Protecting Wreaths and Garlands

To keep faux foliage in good condition, store pieces in a cool, dry place to prevent mold or mildew growth. Think about investing in a specially designed wreath storage container or use wall hooks to hang them in a closet or storage area. For garlands, wrap them securely in tissue paper or plastic wrap to prevent them from tangling or getting damaged during storage.

Utilizing Space-Saving Solutions

Make the most of your holiday storage area with space-saving solutions. Vacuum-seal bags compress soft decorations, such as fabric tablecloths or seasonal pillows. Place these compacted items in airtight containers to guard against moisture and pests. Additionally, take advantage of vertical space by hanging hooks or shelves inside your storage area to keep bins and boxes off the ground. This not only creates more room but also helps prevent damage from potential leaks or floods.

Storing your holiday décor the right way keeps it safe and makes decorating your home the following year a breeze! Following these holiday storage tips ensures that your items remain in excellent condition for many more joyful seasons.





1225 Alpine Ave. Cody



Hardwood Floors. New Carpet in bonus room. New Refrigerator, Microwave & Oven/Stove, Vacant, Great Location, one block from Livingston and the Post Office. Finish the Basement to your needs, Very Nice and quiet lot. Property Owner is a Licensed Wyoming RE Agent.

MLS#: 10022618



Listing Broker: Bryan Edwards
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FOR SALE

Industry Highlight

The Benefits of Working With a Real Estate Agent

In a competitive real estate market, you need more than just luck on your side. Whether you're looking to sell your property or finally get your hands on your dream home, one thing's for sure – you need the expertise of a seasoned real estate agent who has neighborhood knowledge, market insights, negotiation finesse and experience with contracts and closing details. Working with a real estate agent is your go-to resource when it's time to buy or sell.

Sharing Local Expertise

When it comes to exploring community lifestyles or marketing a property to the most likely buyer at the right time, real estate agents are the ultimate insiders. They know the market and the area, and also have a network of connections and trusted professionals they can call on to ensure all your real estate goals are met. They're well-connected in the real estate world, which means they've got the scoop on off-market listings and soon-to-be-available properties.

Data-Driven Decision Making

Who doesn't love a good data-driven strategy? Real estate agents have a treasure trove of tools and technology. Using market data analytics, insights into trends impacting buyers and sellers and a comprehensive Competitive Market Analysis, they can accurately tell you where the opportunities lie and what to expect for pricing, days on the market and more.

Detailed Coordination

Ever felt overwhelmed by the intricacies of buying or selling a property? Working with a real estate agent gives you a personalized approach every step of the way. They will handle placing an offer, coordinating inspections, getting a home ready to list and developing a custom marketing plan. They'll also connect you with any necessary vendors, including repair specialists or mortgage, title and insurance professionals. With an agent at your side, the intricate processes and complexities become a breeze.

Expert Negotiations

When you're in the final stages of the game, your real estate agent turns into your personal advocate. They're armed with data analytics and negotiation strategies that can lead to winning deals and peaceful resolutions. They'll make sure it's a smooth process.

With a real estate agent as your trusty guide, you can navigate the market with confidence and secure the best possible outcome.

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!

The Coldwell Banker brand is the oldest and most established residential real estate franchise system in North America. In fact, in many ways, it was the original real estate "startup." Founded by young entrepreneurs Colbert Coldwell in 1906 and later Benjamin Banker, Coldwell Banker changed the way people bought and sold homes across America, ultimately becoming one of the most trusted real estate brands in the world.

Why Winter Is a Good Time To List Your Home

If you've been thinking about selling your home in the winter months, there's no reason for cold feet. Now is the perfect time to get ahead of the spring rush and take advantage of today's fast-paced market. As you make your decision, consider the many benefits that come with listing during the off-season.

Less Competition

Fewer homes on the market means your property will get more attention from buyers. You also have the opportunity to more easily make your home stand out from the competition. With the help of your agent, you can check out comparable properties, highlight your home's unique features and market it for wide-scale appeal. Selling your home in winter is also a great time to accentuate its energy-saving features, like double-paned windows, updated HVAC systems and insulated attics and basements.

Motivated Buyers

Buyers looking during the winter months often have an urgent reason to find a new home. Whether they're moving because of job relocation, an expiring lease or changing family circumstances, they tend to be more determined to make strong offers to close quickly. Smart buyers also understand that they need to get a jump on the spring market to avoid the competition of the current low inventory-high demand environment.

Year-Round Online Buyers

With today's interactive real estate portals and increased social media marketing, buyers can learn about and shop for homes any time of the year. They don't necessarily need to visit properties in person to narrow down their selection. That's why it's essential to work with an agent who understands that quality photography and engaging video are key to maximizing online buyer appeal. Your agent can also assist with real or virtual staging to further capture buyer interest, allowing them to imagine themselves cozied up by the fireplace or enjoying family meals around the dining table.

Easier Landscaping

Selling your home in winter generally means less time and money spent on improving curb appeal, yet another benefit of listing off-season. It's much easier to keep foliage trimmed and looking nice as opposed to during the lush spring and summer months. Now may also be a good time to purchase a new mailbox or welcome mat, subtle elements that can make an impact.

Although the housing market slows down during the winter months, you can still achieve a successful outcome. Limited inventory actually presents an opportunity to show your home's full potential to motivated buyers, leading to a quicker, less hectic, more profitable sale.



COMMUNITY CONNECTION

ANNUAL SANTA HOUSE

AT CODY'S CITY PARK

Kids come visit Santa at his house in City Park, on Sheridan Ave. Free Photo & Candy Cane from Santa!

*We encourage bringing your own camera. If you would like a printed photo let the elf know when you arrive.

Bring your letter to Santa during your visit or drop it into the Santa House Mailbox and an Elf will deliver it for you!

Brought to you by dedicated volunteers at Pinnacle Bank, Custom Garage Door, WYOWest Lodging, Cody Chamber's Cody Events Committee, and Cody Parks & Rec Department.



Santa House
December 2023

Kids come visit Santa at his house in City Park, on Sheridan Ave.

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
						9 11-12:30pm
10 1-4pm	11	12	13	14	15 6-8pm	16 11-1pm 4-7pm
17 1-4pm	18	19	20 6-8pm	21	22 6-8pm	23
24	25 					

Free Photo & Candy Cane from Santa!

We encourage bringing your own camera.
We do take a polaroid as well.

Bring your letter to Santa during your visit or drop it into the Santa House Mailbox and an Elf will deliver it for you!

Big thanks to the following Santa House Sponsors:

Park County Travel Council

Pinnacle Bank of Cody

Cody Paint and Body

Cook Moving and Storage

The Irma Hotel

Libations

WYOWest Lodging

Custom Garage Door

Ken and Kristi Heinrich
Alison Scheu - 307 Real Estate

Brought to you by the Cody Chamber of Commerce 'Cody Events Committee'

DID YOU KNOW?

CHRISTMAS EDITION

Each year, over 3 billion Christmas cards are sent in the U.S. alone.



REAL ESTATE



“You’re in luck. We just listed a lovely 3 bedroom, split-level Tupperware!”



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