

THE MONTHLY BUGLE

The Official Newsletter of Coldwell Banker Antlers Realty, Inc.



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What determines the cost of a local move?

As one would expect, local, cross-country or intrastate moves are classified differently and have different moving cost implications. Learn what constitutes a “local move” and what impacts the costs associated with moving locally.

Your next question is – why do I need to know? It’s because knowing whether your move is classified as a local, long distance or intrastate determines how expensive your move could be. Once you have determined if your move is local, here are key factors that will determine the cost of your local move:

Factors that affect the price of local moves:

The cost for local moves is mostly based on the number of movers needed, the time it takes to move your belongings and the drive time between your old and new residence. Some other factors that affect price include:

- What is the size of your home?
- How much stuff do you have?
- How many boxes and other packing materials do you need?
- Have you already packed your belongings yourself?
- Can our truck park close to your home?
- Any hard to move items? Grand piano? Stairmaster? Giant penguin statue?
- How much packing and/or unpacking would you like your movers to do for you?



Summer Home Prep Made Easy

Written by Jennifer McGuire of CBBlueMatter

Summertime is just around the corner! Whether you're planning backyard barbecues, lounging in the sun or staying cool indoors, a little proactive summer home preparation can go a long way in ensuring your abode is ready for the season.

Rejuvenate Your Home Exterior

Tackle your outdoor space by giving your patio or deck a good scrub or sweep, clearing any weather debris. Then, look at your furniture and freshen it up by incorporating patio umbrellas to add a touch of shade for when the sun's heat is too much. Also, don't forget to give your grill some attention – from checking the ignition, propane tank, charcoal basin or your stock supply, you'll want to make sure everything is up and running for food, fun and fresh air. Lastly, set the ambiance and add strategically placed lights for evening get-togethers.

Beat the Summer Heat Indoors

As temperatures rise, keeping your home regulated is a top priority. Don't underestimate the power of a well-placed ceiling fan – consider installing one in your main living space to circulate air and create a breeze. Additionally, a programmable thermostat can help regulate the temperature indoors. You could also install ceramic or reflective window films, allowing you to enjoy the natural light while reducing heat and harmful UV rays coming into your home. And now is the perfect time to check your air conditioning unit before it gets too hot. Replace filters and thoroughly clean and test the unit to ensure it is in proper working order when you need it most.

Create a Summer-Esque Ambiance

Embrace the season and nature by adding plants or flowers to your living spaces. From lush greenery to vibrant blooms, summer foliage can add a pop of color and life to your décor. Better yet, the flora can set the tone for a relaxed, chill vibe. While you're at it, consider adding yellow, blue and green summer hues to your interior design through seasonal pillows, rugs or artwork to uplift the mood of any room.

Repel Seasonal Bugs

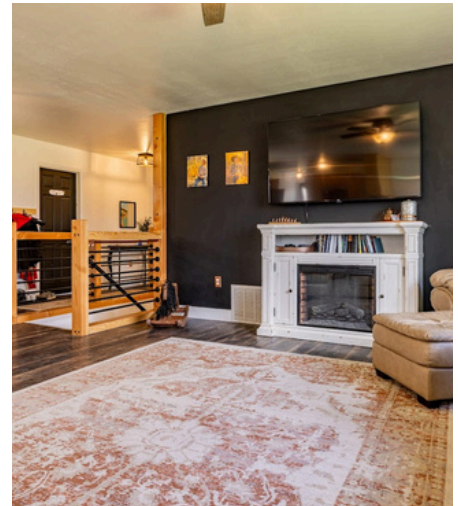
Summer pests can quickly become unwelcome guests inside your home. These sneaky critters have a knack for finding their way in, but you can keep them out by sealing any cracks or gaps around doors and windows by caulking or weatherstripping openings. Also, you could invest in some window screens to allow the summer breeze to flow indoors while keeping the bugs out. And for your summer outdoor relaxation or gatherings, citronella candles or torches can help repel mosquitoes and other insects while adding a cozy ambiance.

With some elbow grease and a splash of creativity, you'll have your home primed for the summer season so you can kick back, invite friends over, crank up the grill and let the good times roll.





35 W 3rd St S, Cowley WY



Take a look at this immaculate custom home in the quiet community of Cowley Wyoming! You'll enjoy being in the middle of recreational heaven, approximately 98 miles from the East entrance to Yellowstone National Park, 35 minutes from the Big Horn mountains and Yellowtail reservoir and close to several areas of public State land! With recently upgraded appliances (including water heater), new carpet on the stairs and flooring throughout, updated fixtures, and a beautifully landscaped yard, this house boasts quality! The current owners have put an immense amount of thought and time into upgrading all aspect of this home, making it perfect for all types of Buyers! Laundry, kitchen, bathroom and master bedroom are all located on the main floor and easily accessible. Let the kids have their own space with a fully finished basement, complete with extra bedrooms, a wood burning stove and a pool table (included in the sale upon request)! An oversized garage allows for inside parking, and the driveway has ample space for extra vehicles, campers etc. The covered deck is the perfect place to spend a relaxing evening with family or friends!

You don't want to miss this one!

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FOR SALE

Industry Highlight

Making Your Home Stand Out: Strategies for a Successful Sale



Enhance Your Curb Appeal

First impressions are not just lasting – they're everything. A manicured lawn, trimmed trees and well-placed flowers help create a warm and welcoming feel that brings buyers through the door. Small touches like a freshly painted front door, new house numbers, a charming mailbox and inviting lighting can also have a big impact.

Declutter and Depersonalize

Your home tells a story, but now it's time to let buyers envision their own narratives within its walls. Decluttering not only creates a neutral canvas – it is also key to maximizing space and allowing the home's features to stand out. By removing all personal items, like picture frames, toys and knick-knacks, buyers can more easily imagine their lives unfolding there while making the interior appealing to a broader audience.

Illuminate the Possibilities

Light has the magical ability to transform spaces, making them appear more open, airy and welcoming. Pull back the curtains, open the blinds and let the natural light flood in. For showings later in the day, ensure that your home is well-lit with ambient, task and accent lighting to create a warm, inviting atmosphere.

Refresh and Repair

A well-maintained home speaks volumes about the care it has received. Address those small repair jobs you've been putting off – fix leaky faucets, replace outdated hardware and give the walls a fresh coat of paint. These details contribute to the overall feeling that your home is ready to embrace new owners without burdening them with a to-do list.

Stage to Sell

Staging is the art of dressing up your home for its market debut and goes beyond simply cleaning and decluttering. Furniture, artwork and accent pieces should showcase the flow of your space without overcrowding it. Your agent can help you stage your home to highlight its strengths, downplay its weaknesses and appeal to the greatest possible pool of prospective buyers.

Highlight Unique Features

Whether it's a cozy window seat, original hardwood floors or a remodeled kitchen, you want your home's unique features to be front and center. Highlighting these elements in your listing information and during showings can make your home stand out while creating a memorable impression.

Lean Into Digital Marketing

In today's digital age, your online listing is your home's first showing. You should work with an agent who will help you arrange professional photography and virtual tours that engage potential buyers before they even step through the door.

Price it Right

Finally, all your efforts must be complemented by the right asking price. An overpriced home can linger on the market, while one priced competitively can spark interest and even bidding wars. Your real estate agent will help you set a price that's in line with recent sales while reflecting your home's value.

Making your property stand out in the market doesn't have to be a daunting endeavor. With these home selling strategies, you can not only speed up the sale process but also potentially increase your property's value in the eyes of buyers. Remember, you're not just selling a house – you're selling a dream and a future full of possibilities.

Smart Moving Tips for Homeowners with Pets

You may be ready to start an exciting adventure in a new home, but what about your pets? Some furry family members may find moving to an unfamiliar place stressful, but there are ways to ease them into it with a little advance planning.

Pet-Friendly Properties

Living harmoniously with pets is a top priority for homeowners. The APPA National Pet Owners Survey by the American Pet Products Association estimates that 70% of all U.S. households – roughly 90.5 million – owns one or more pets. That's a remarkable figure that impacts many aspects of the economy, including residential real estate. People love their pets and today's home buyers are seeking properties that reflect it. For some house hunters, finding a pet-friendly home is as simple as getting a place with a fenced-in yard, hard-surface flooring or space for a litter box. Others, however, are looking for more deluxe amenities for Fido and Fluffy.

The Pampered Pet

Some pet-centric home designs cater to the four-legged family members. Today's popular custom details include under-cabinet food stations, pet washing facilities, and built-in crates, beds or pet suites. Also sought after are high-tech smart-home features like electronic pet doors and remote-access security cameras that let homeowners keep an eye on their pets when they're away.

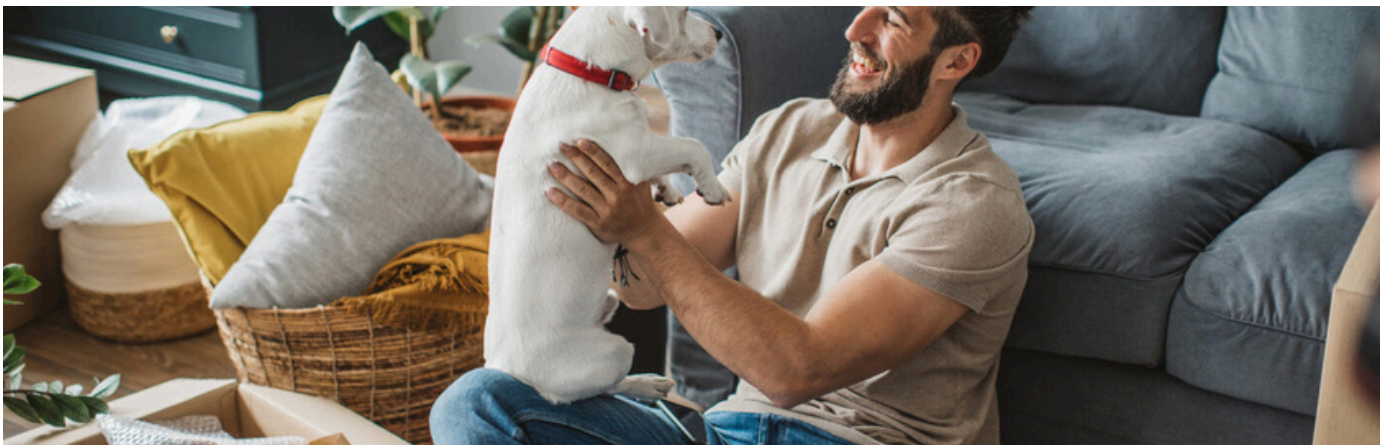
Park, Park, Park!

Location matters to pet owners. A pet-friendly community is a must, and proximity to an off-leash dog park or long nature trail away from busy streets is a bonus. And while parents of young children often make school districts a priority, some pet parents also seek homes close to their veterinarian, boarding facility and doggy daycare.

This Way Home

Show your pets the lay of the land at the new house. Determine where your pets' toys, bed and water bowl will go, then take them on a home tour to familiarize them with their designated areas. Be sure to examine the home for safety hazards, then let them poke around and discover new scents and favorite spots. Cats may feel more comfortable adjusting to one room at a time, so start them off in a smaller space and let them take their time exploring.

Adjustment periods in a new home are easy when you keep these tips in mind and stick to your pets' regular feeding and walking routines. They should barely notice the move and continue living their usual happy lives in the comfort of your new home.



COMMUNITY CONNECTION

2024 SPORTING CLAY SHOOT



What an incredible day it was at our annual Sporting Clay Shoot! We're thrilled to announce that thanks to the amazing support from everyone who showed up to shoot and to those who helped with all other aspects of the event, we've surpassed our goals! Each shot taken, each volunteer's effort - they all contributed to the success of this event. Together, we raised \$13,340 for the 2024 Senior Graduation Party and surpassed our \$100,000 threshold for total funds raised over the last 12 years. Huge thanks to everyone involved for making this event truly unforgettable!

“We started this Sporting Clay Shoot in 2013 for the young people of Cody High School, and we have raised, to date, \$107,140” Brasher said. “Our future is our youth and contributing to an event that keeps them safe the night of graduation is an honor.” We had 95 station sponsors and 71 shooters this year!



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Did you Know?

81% of Americans value the location of a home over its size.



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