

# THE MONTHLY BUGLE

*The Official Newsletter of Coldwell Banker Antlers Realty, Inc.*



**COLDWELL  
BANKER**

**ANTLERS  
REALTY, INC.**

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## 8 Houseplant Trends You're About to See Everywhere in 2025

Whether you own just one plant or your house is filled with dozens of green friends, you may be wondering what types of trends we're going to be seeing in the plant world come 2025.

### **Low Maintenance Plants**

ZZ plants, snake plants, and Pothos are ideal picks for the busy individual who is likely to spend less time indoors than in years past.

### **Terrariums and Plant Cabinets**

Many plant enthusiasts have been turning to IKEA to purchase cabinets of various sizes that people can transform into terrariums.

### **Orchids**

Easy to find in grocery stores and more plant shops are carrying more cultivars than before. It will be a fun, new challenge to care for an orchid that isn't your typical Phalaenopsis.

### **Colorful Planters**

Planters in vibrant hues bring a playful energy to interiors and add personality to any plant display.

### **Petite Plants**

Petite plants are ideal for small space dwellers looking to add a bit of greenery to their homes without crowding an already cramped apartment.

### **Large Plants**

Classic large plants make a stylish and bold statement while also being easy to take care of, especially, plants like the ficus Audrey which is a popular pick.

### **Rare Plants**

Plants like bonsai and arid plants are making their way into people's spaces even if they're newer to the plant world.

### **Hoyas**

Hoyas are going to be huge in 2025 since they're easy to care for and adaptable.



## 7 Steps to Using Colors and Patterns Wisely in Your Home Décor

*Written by Carma Stahnke of CBBlueMatter*

Designing your home is an exciting endeavor, and a major part of the process involves choosing colors and patterns that reflect your personal style while creating the desired atmosphere.

At the same time, too much “boldness” can result in spaces that feel cluttered and chaotic. The good news is that by following these steps, you can incorporate vibrant hues and eye-catching motifs without going overboard.

### 1. Start With a Neutral Base

A great way to create symmetry in your home is to begin with a neutral palette. Whites, creams, grays and beiges serve as a calm foundation that allows colorful accents to stand out without dominating the space. A neutral-colored sofa or walls can act as a backdrop for bright throw pillows, rugs or curtains in more daring colors or styles.

### 2. Make Sure Your Color Scheme Flows

One of the most important aspects of interior design is making sure colors flow from room to room, ensuring a sense of cohesion. While you don't want every space to look identical, using a consistent color palette throughout can enhance visual interest and a sense of unity. If you're using different patterns or colors in each room, make sure they share at least one common color.

### 3. Pair Patterns With Solids

The trick to adding personality and visual interest is to coordinate intricate pieces with solid-colored items to give the eye a place to rest. If you're using a bold geometric print on a rug or throw blanket, pair it with solid-colored furniture or pillows. You should also consider size and scale. If you have a dominating design on your curtains or sofa, go for smaller, subtler patterns for the other elements.

### 4. Limit the Number of Bold Statements

Too much design can overwhelm a space, so you should focus on mixing a few well-chosen prints and dispersing them with solid or lightly ornamented elements. A room with a plaid rug, a floral throw pillow and striped curtains can quickly become too busy. Try to stick with two to three designs at most.

### 5. Don't Forget About Texture

While visual appeal is important, texture plays an equally vital role in creating a well-proportioned space. Using soft velvet cushions, woven baskets or a woolen throw adds depth to your room without the need for extra ornamentation. Incorporating natural materials like wood, stone or linen can also ground more vibrant décor, making the space feel cozy and inviting.

### 6. Test Elements in Small Doses

If you're unsure about how a color or pattern will work in your space, start by trying it out in smaller areas. You can experiment with paint samples on a single wall, a bold rug or flashy artwork. Once you feel confident that the new addition complements the space, you can gradually introduce it on a larger scale.

### 7. Know When to Keep It Simple

If you find yourself drawn to vibrant hues and intricate patterns but worry they may overwhelm the space, consider creating a focal point rather than filling the entire room with bold choices. A feature wall or a striking piece of art can be the star of the room, with the rest of the space kept minimalistic to allow that one element to shine.

Using colors and patterns thoughtfully is about creating balance, harmony and a cohesive look that feels good to live in. By being strategic, you can embrace your unique style and personality while enjoying the beauty and impact of adventurous, forward-thinking design.





## 1331 Arizona Pl, Cody



**5 Bedrooms 4 Baths 3,783 sq. ft. 0.37 Acres**

Step into a world of warmth and comfort as you enter the open-concept living space, featuring a spacious kitchen, cozy fireplace, slate floors, and plenty of natural light. The main floor also includes a half bath and a dedicated home office with custom built-in desk and shelving. The second floor houses the master suite, three additional bedrooms, a second bath, and a laundry room. This custom home, situated on a large corner lot, is located near the entrance to the Beck Lake Recreation Area and its walking paths. The walkout basement includes a fifth bedroom with a full bath, a living space, a mini kitchenette (no oven/stove), a custom built-in firearm cabinet, under-stairs storage, and an additional storage room. Relax on the large back deck with stunning views. The fenced backyard features a landscaped sloped lot and a sprinkler system. Note: Property is owned by a licensed Wyoming real estate agent.

MLS #10030829



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**FOR  
SALE**

# Industry Highlight

## Real Estate Commissions

Understanding real estate commissions is essential for anyone buying or selling a home. In 2024, new rules were introduced to improve how these fees are disclosed, ensuring buyers and sellers have a clearer view of the costs involved. These updates are designed to increase transparency, helping you make more informed decisions when navigating real estate transactions.

### Understanding Real Estate Commissions

#### What are real estate commissions?

Real estate commissions are payments made to agents from the homebuyer or seller, once a home sale is completed. Typically, this fee is a percentage of the sale price and is paid at closing, compensating the agents for their services throughout the process.

#### Who pays the commission?

Traditionally, sellers have paid both their own agent's and the buyer's agent's commission. Starting August 17, 2024, buyers must now agree in writing to their agent's fee before starting home tours. While buyers can still ask the seller to cover their agent's commission as part of the offer, this new rule means the amount a seller might pay for a buyer's agent can differ and is fully negotiable.

#### Can you negotiate real estate commissions?

Absolutely! Real estate commission fees are open to negotiation. There are no set regulations on commission rates, so you have the freedom to discuss and potentially adjust these fees with your agent.

### FAQs

#### What are the changes to real estate commission?

Two main changes have come into effect. Buyers must now sign an agreement detailing their agent's commission before touring homes. Additionally, the buyer's agent commission is no longer displayed on MLS listings.

#### How do the changes impact buyers?

Buyers are required to agree to their agent's fee in writing before beginning home tours. However, you can still negotiate with the seller to cover this fee as part of your offer.

#### How do the changes impact sellers?

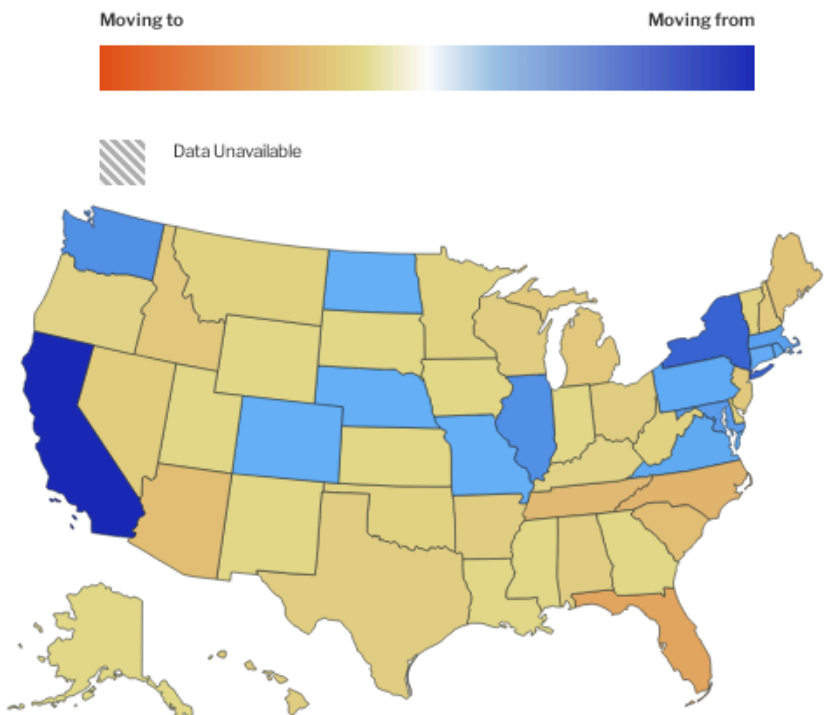
Sellers will continue to collaborate with their listing agent to decide if and how much commission they'll offer to the buyer's agent. Be prepared to negotiate with buyers over commission terms during the offer process.

#### How do you find a real estate agent?

If you're ready to buy or sell a home, reach out to a Coldwell Banker agent for expert guidance throughout the transaction.

#### How can you avoid fees?

One way to avoid agent fees is by selling your home without an agent, also known as For Sale By Owner (FSBO). However, going this route means taking on all responsibilities, including marketing, showings, and handling paperwork, which can be daunting without professional help.





# Investing in a Rental Property: A Smart Move for Financial Security

With the rising demand for housing, investing in rental properties has become increasingly popular – and for good reason. Owning a long- or short-term rental property offers numerous benefits that can set you up for lasting financial security and stability.

## Benefits of Long-Term Rentals

A long-term rental typically refers to leasing out your property for an extended period, often a year or more, to tenants who pay rent on a monthly basis. In many cases, the rent collected from tenants will exceed your expenses, which is just one of the rewards that this type of investment brings. You should also consider the following:

- **Reliable cash flow:** One of the biggest advantages of long-term rentals is the predictable income. With tenants locked into long-term leases, you know exactly when and how much you'll be paid each month.
- **Equity building:** Over time, as tenants pay rent, you build equity in the property. Home values often appreciate over time, giving you the potential to sell for a profit years down the line.
- **Tenant stability:** Unlike short-term rentals, where tenant turnover can be frequent, long-term rentals generally provide stability. With consistent tenants, your property can be occupied year-round, minimizing vacancy risks.

## Benefits of Short-Term Rentals

Short-term rentals, involve renting your property or a portion of your property (such as a room or guest house) on a nightly or weekly basis. Like long-term rentals, this type of investment comes with its own set of rewards:

- **Higher rental rates:** Since you're renting your property out on a nightly basis, you can charge more for each stay, which often leads to higher income than long-term rentals.
- **Flexibility and control:** You have the ability to adjust your rental rates based on demand, seasonality or events to maximize your income.
- **Frequent cash flow:** With short-term rentals, you will receive payments more frequently. This can provide you with quicker access to cash than you'd have with long-term rental agreements.
- **Personal use of the property:** If you're renting out a portion of your property or using it for part of the year, short-term rentals give you the option to still enjoy your space while earning income when you're not using it.

## Tax Benefits and Deductions

Both long- and short-term rental properties typically offer a variety of tax deductions, which can help offset your expenses. Depending on your location and local ordinances, these deductions generally include:

- **Mortgage interest:** You can deduct the interest you pay on your property's mortgage.
- **Property depreciation:** The IRS allows you to depreciate the value of your rental property over time, reducing your taxable income.
- **Operating expenses:** Maintenance, property management fees, utilities and insurance can often be deducted from your taxable income.
- **Travel expenses:** If you travel to your rental property for management purposes, you may be able to deduct related travel costs.

Owning a rental property brings many benefits, whether you choose to accommodate long- or short-term tenants. If you're looking for a reliable way to earn extra income and build financial security, investing in a rental property could be the smartest decision you ever make.



# COMMUNITY CONNECTION

## CLUB DAUNTLESS

Their story began in 2017 when Devin and Stacy Bair, founders of Bairco Construction Inc., set out to create something truly special in the small town of Lovell, WY. As long-time supporters of Wyoming and its people, they wanted to build more than just a gym—they wanted to build a space that would uplift and strengthen the physical, mental, emotional, and social wellness of its members.

With a vision for creating a “class act” business, Club Dauntless was born. From the beginning, it was a success, not just because of the beautiful facilities, but because of the people who breathe life into them. What makes Club Dauntless truly magical is the community of fitness professionals, staff, and members who share a passion for wellness and a love for community.

“We knew we wanted it to be fitness-based and also wanted it to be as nice as it could be, just to give our community something sparkly,” Stacy Bair said. They decided on an upscale gym that would “benefit the health, mentally and physically” of their whole community. “The response to it was so much more than we even imagined. It brought people together in the Lovell area from all different facets – different religions, different age groups.

Club Dauntless in Cody is slated to open March of 2025. It’ll be open 24 hours a day to members. There will be specific hours of the day that will be staffed, however. The cost \$50 a month as a single member or \$75 for a family membership, which provides access to all Dauntless locations as well as all of their classes. In the Cody facility, there will be a special area dedicated to bouldering, or technical lateral rock climbing, since they know there is a community for that in this area.



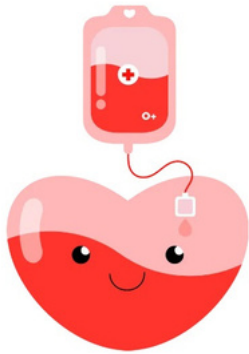
Powell, WY Location

## LOCATIONS IN POWELL, LOVELL GREYBULL AND CODY (SOON)



# Did You Know?

January is not only a great time to buy a home, but also a popular month for relocations? Many individuals and families choose the beginning of the year to make a move.



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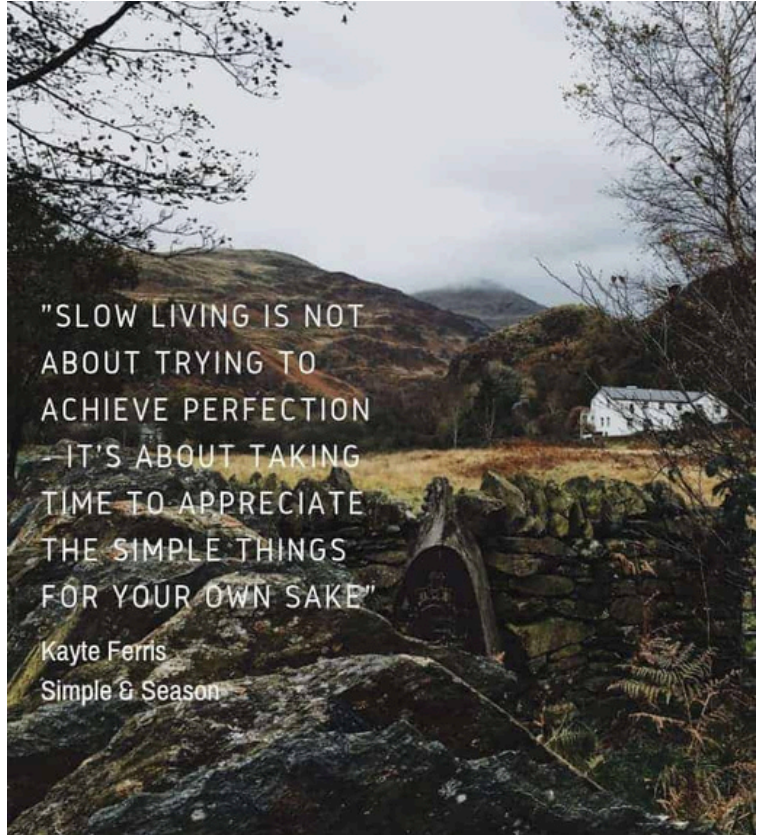


*.HAPPY.  
Valentine's  
Day*



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