

THE MONTHLY BUGLE

The Official Newsletter of Coldwell Banker Antlers Realty, Inc.



**COLDWELL
BANKER**

**ANTLERS
REALTY, INC.**

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How to Balance Retro With Modern Design in Your Home

Freshen up your home living spaces with a polished retro design by blending nostalgic elements and contemporary touches. To create the sophisticated look, add contrast around vintage pieces to make them shine and aim for curated elegance to avoid a time capsule vibe. A harmonious mix ensures your home is stylish, functional and uniquely yours.

Start With a Statement Piece in the Living Area

Incorporate warmth and retro character in your main gathering area by including a Mid-Century sofa paired with a sleek, minimalist coffee table. You can dress up the walls with a tasteful edge by adding vintage artwork framed in clean, sleek borders. Or, if you love the bold, geometric prints of the Art Deco era, you can add a rug with updated colors and patterns.

Retro Design and Sophisticated Style in the Kitchen

Add personality in the heart of your home by mixing period charm with up-to-date technology. Incorporate retro-style appliances, like a SMEG refrigerator or a vintage-inspired range. You could also renovate your flooring in a checkered retro design, offsetting it with neutral cabinetry, countertops and backsplashes to ensure the space doesn't feel stuck in the past.

Mixing Old and New in the Bathroom

Instantly bring a sense of history and elegance to the bathroom by including a clawfoot tub surrounded by modern subway tiles. Additionally, brass fixtures can add a classic aura while offering a refined, polished look. For a statement piece, consider a vintage mirror with an ornate frame above a minimalist vanity. Or you could include pedestal sinks or inspired console vanities balanced with modern lighting to keep the overall aesthetic fresh. Blending old-school charm with practicality, your bathroom space will feel curated and chic.



5 Tips to Spruce Up Your Small Outdoor Space

Written by Michel Smith of CBlueMatter

Time to spring into action to make the most of every sunny day and fresh breeze coming your way! Even the smallest of outdoor spaces can be transformed into welcoming, functional outdoor retreats with these easy spruce ups.

1. Clean and Declutter

Start by giving everything some TLC. Sweep away debris. Wipe down all surfaces and furniture. If you have a wood deck, check if it's due for resealing. For patios, a power wash can remove built-up dirt and make it look like new. And be sure to remove any clutter like broken furniture or that pot of wilted annuals from last year.

2. Make It Multi-Functional

Whether you're kicking back with a book or hosting some friends, plot out what you'll need for your cozy space to serve multiple purposes. Maybe it's an ottoman or bench that doubles as a side table and storage. Choose space-saving furniture, like a foldable table and chair set, that can be tucked away and then pulled out for entertaining. A small rolling cart can be easily moved around the space and also serve as a bar cart for serving drinks.

3. Add Ambiance With Lighting

As a low-cost investment, the right lighting can transform your space. Make your outdoor area extra inviting with solar-powered LED fixtures or some easy-to-hang string lights. Try battery-operated lanterns or candles for a flickering effect. Layers of soft lighting will extend your outdoor enjoyment into the wee hours.

4. Create a Private, Green Oasis

Go vertical and add layers of greenery to make your space feel more intimate! Some easy fixes include self-standing bamboo screens, hanging planters, a ladder-style plant holder, rail-mounted flower boxes or a vine-covered trellis. For a fragrant touch, incorporate herbal plants like basil, rosemary and lavender.

5. Get Personal

Finally, make it your own! Mix in cozy textiles, weather-resistant pillows and other luxurious touches. Opt for washable fabrics that you can easily clean. Consider adding a rug for texture and comfort. Other ways to personalize: Include a piece of artwork, a decorative sculpture or even a small wall-mounted water feature for a soothing vibe.

With a little creativity, you can turn your small outdoor space into the perfect spot to soak up the sunshine, relax with a refreshing drink or entertain friends. Start prepping now – so your retreat is ready to go!





2716 Cougar Ave.



11 Bedrooms 12 Baths 3,834 sq. ft. 0.21 Acres

Turnkey Care Home or Spacious Family Estate – Endless Possibilities! Previously known as BeeHive Home/Willow Creek Communities, this one-of-a-kind property is move-in ready and perfectly designed for a care home. It comes fully furnished and features 11 private bedrooms—each with its own bath, providing both comfort and convenience. The open-concept living, dining, and kitchen area creates an inviting space for gatherings, while a front office adds functionality. A covered front patio and fenced side patio offer peaceful outdoor areas to enjoy. Whether you're looking for a turnkey care facility, a large family home, or a new investment opportunity, this property is ready to fit your vision. Zoned R3, but we recommend checking with the city for specific uses. With its impeccably maintained interior and thoughtful layout, this is a rare opportunity you won't want to miss!

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FOR SALE

Industry Highlight

Honoring Fair Housing Month

Fair housing laws combat discrimination and inequality while promoting upward mobility and increased prosperity.

Promoting and expanding equal housing access has never been more important. At Coldwell Banker Real Estate, we support the development of inclusive communities, driving growth and prosperity for the benefit of us all. We reaffirm our commitment to this worthy cause by observing Fair Housing Month in April.

The History of Fair Housing

The Fair Housing Act was signed into law on April 11, 1968, as part of the larger Civil Rights Act of that same year. Its goal was to combat discrimination based on race, color, religion, sex or national origin. Since its passing, the Fair Housing Act has been amended to include people with disabilities, families with children and other protected groups. This groundbreaking law also led to the creation of the Department of Housing and Urban Development (HUD) and state and local organizations dedicated to advancing equality and opportunity to everyone.

The Importance of Fair Housing

Although we've made a lot of progress, barriers to home ownership continue to persist. That's why we should recognize the many benefits that inclusive policies bring to individuals, families, neighborhoods and society as a whole. Good living conditions spark economic growth, boost financial security and encourage upward mobility. The community is also more likely to attract a wider range of businesses and investments, which can result in higher-paying jobs, improved infrastructure and increased access to quality education. Together, we help break the cycle of poverty and open the door to a brighter future.



12 Most Googled Questions About Real Estate in 2025

As the real estate landscape evolves, the way buyers, sellers, and investors seek information also changes. In 2025, the real estate market will be shaped by emerging trends, technological advancements, and a growing focus on sustainability. As a result, individuals will turn to search engines to answer pressing questions about homeownership, investment opportunities, and market shifts. Understanding what people are asking will provide insight into the most important factors influencing real estate decisions in the future.

1. What is the Best Time to Buy a Home in 2025?

Timing remains a critical factor when purchasing a home, and buyers will continue searching for advice on when to move. As mortgage rates fluctuate, inflation impacts affordability, and seasonal trends shift, knowing when to buy will be a top priority. In 2025, buyers may search for market forecasts that consider traditional factors like spring and summer home-buying trends and new economic conditions. Questions about inventory availability and buyer competition in specific regions will also shape this popular search.

2. What Will Interest Rates Be in 2025?

Interest rates significantly determine monthly mortgage payments, making this one of the most googled real estate questions in 2025. Homebuyers and investors will be eager to predict how interest rates will fluctuate in response to government policy and economic shifts. Additionally, many will seek advice on how to lock in the best rates, understand their relationship to inflation, and determine the available financial options based on rate projections.

3. How Can I Improve My Credit Score to Buy a Home in 2025?

Improving a credit score is essential for securing favorable mortgage terms, and many prospective homebuyers will be searching for strategies to enhance their financial standing. With the rising costs of homes, buyers will be motivated to improve their credit as much as possible to secure competitive mortgage rates and reduce the financial burden of homeownership.



4. How Much Should I Save for a Down Payment in 2025?

Saving for a down payment is one of the most critical steps in the home-buying process, and buyers will be looking for guidance on how much they need to set aside in 2025. With rising home prices, buyers may search for alternative financing options, such as low-down payment programs or assistance grants. Many will also want to know how much savings is required based on property type, location, and the housing market's current state.

5. How Can I Choose the Best Real Estate Agent in 2025?

Selecting the right real estate agent can significantly affect the buying or selling process. In 2025, buyers and sellers will search for agents knowledgeable about the latest market trends, skilled in digital marketing, and capable of providing personalized service. Google queries will focus on finding agents with the best reviews, strong local expertise, and a proven track record of successful transactions. Finding an agent who understands technology and the changing landscape of real estate will be a priority for clients.

6. What Are the New Tax Laws for Homeowners in 2025?

Tax laws are constantly evolving, and homeowners in 2025 will be searching for information on how new regulations impact their real estate investments. Buyers and sellers alike will want to understand how property taxes, deductions for mortgage interest, and capital gains taxes could affect their financial situation. Staying informed about changes to real estate-related tax policies will be crucial for homeowners looking to maximize their financial benefits and avoid costly mistakes.

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12 Most Googled Questions About Real Estate in 2025

7. What Are the Best Real Estate Investment Opportunities in 2025?

In an ever-changing market, investors will constantly be searching for the best real estate investment opportunities. In 2025, investment searches will likely focus on specific locations experiencing growth. Investors will also be interested in determining which property types offer the greatest return on investment, including multi-family homes, vacation rentals, or commercial properties. Real estate technology, sustainability, and demographic shifts will play a role in shaping investment decisions.

8. What Is the Future of Remote Work and Housing Preferences?

As remote work becomes more common, buyers will search for insights into how this trend affects housing preferences. In 2025, many people will be searching for homes that offer ideal setups for home offices, access to high-speed internet, and proximity to desirable amenities. With the continued shift toward hybrid work environments, individuals will want to know which neighborhoods or regions provide the right balance between work and lifestyle, leading to more searches related to how housing markets are evolving to meet remote work needs.

9. Will Virtual Real Estate Tours Replace In-Person Viewings?

As virtual reality technology advances, many buyers will be curious whether virtual tours can fully replace in-person showings. In 2025, this will be a common query as homebuyers evaluate the pros and cons of viewing properties digitally versus physically visiting them. Virtual tours provide convenience, especially for out-of-state buyers, but people will still be weighing whether the experience of seeing a home in person can be replicated by technology. The efficiency and effectiveness of these tools will be a central focus in real estate searches.

10. How Will Climate Change Affect Real Estate Prices in 2025?

The impact of climate change on real estate will be a major topic of concern in 2025. Buyers and investors will want to know how environmental risks—such as rising sea levels, wildfires, and hurricanes—could affect property values. Homebuyers may search for information on climate-resilient homes and what regions are most vulnerable to natural disasters. As insurance premiums rise for properties in high-risk areas, more people will seek advice on protecting their investments and choosing locations less susceptible to environmental damage.

11. What Are the Top Smart Home Trends for 2025?

Smart home technology will continue revolutionizing how homeowners interact with their living spaces. In 2025, many buyers will search for the latest smart home trends to increase energy efficiency, enhance security, and boost convenience. As more luxury properties feature cutting-edge tech, understanding these trends will be crucial for buyers and sellers aiming to stay competitive.

12. What Will Be the Top Green Building Materials for Homes in 2025?

Sustainability will be a key concern for homebuyers in 2025, and many will search for information on the best green building materials. Buyers will want to know how eco-friendly materials like solar panels, recycled wood, and energy-efficient windows can lower utility costs and reduce a home's environmental impact. With increasing demand for sustainable living, understanding which green materials enhance home value and align with environmentally conscious goals will be essential for both buyers and builders.



COMMUNITY CONNECTION

Pollen Landscapes Garden Center and Flower Shop

I first started my own business in 2015 doing landscape designs at my kitchen table. I found people were really struggling to find expertise in the horticulture field in this area. Through referrals and word of mouth, I started to install landscape designs. My team began with me and my teenagers and has now evolved into three year-round employees and six seasonal employees. In 2020 I opened up my first retail location and now in 2022 we purchased and built our own full season nursery. I truly am incredibly thankful I get to do the work I love.

- Kendra Morris, Owner



**FULL SERVICE GARDEN CENTER & FLORAL SHOP
WITH HOUSEPLANTS, FLOWERS, TREES & MORE.**

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Did You Know?

Property tax started in ancient times

It's one of life's not-so-fun facts: Taxation has always been a part of civilization. As for property taxes, there's no one person to blame. Land taxes can be traced as far back as 5,000 B.C. in ancient Egypt.



SAINT PATRICK'S DAY



"Well, that's out. What about the Cayman Islands?"



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