

THE MONTHLY BUGLE

The Official Newsletter of Coldwell Banker Antlers Realty, Inc.



Welcome Josh Reichwald!

I moved to Sunlight Basin and Cody in 2009 for the opportunity to work as a cowboy on a large ranching outfit. Northwest Wyoming immediately felt like home, and I decided to build my life and pursue my education here. After several years of ranching, I moved to Laramie to complete a degree in English Literature and Creative Writing at the University of Wyoming.

I returned to Cody, purchased my first home, and began a career in sales. Over the years, I built a successful vacation rental business and worked as an award-winning salesman in the automotive industry.

Real estate has long been a goal of mine, and I'm excited to bring my background in ranching, sales, and customer service to my work as a Real Estate Agent in the Bighorn Basin. Having lived in and around Cody for over 17 years, I offer deep knowledge of the area, properties, and community to help both buyers and sellers navigate their real estate journeys.

Cody and the surrounding Bighorn Basin offer an incredible lifestyle, with opportunities in ranching, farming, recreation, and a strong, welcoming community. I look forward to helping you find your dream home in this remarkable place.

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Creating a Home Office That's Functional and Stylish

Written by Carma Stahnke of CBBBlueMatter

A dedicated home office isn't just a workspace – it's an extension of your home's style and personality. Whether you're working remotely full-time, running a business or simply need a quiet place to focus, a well-designed home office can boost productivity while blending seamlessly with your home's décor.

Choose the Right Space

Not every home has a spare room waiting to be transformed into an office, but that doesn't mean you can't create a functional workspace. Look for underused areas, like a nook in the living room, a corner of the bedroom or even a converted closet. Natural light is ideal, but if that's not an option, layered lighting – overhead, task and ambient – can brighten up the space and reduce eye strain.

Invest in Comfortable, Practical Furniture

A home office should be as comfortable as it is efficient. An ergonomic chair and a sturdy desk are non-negotiable. If space is tight, consider a wall-mounted desk or a sleek writing table. Storage is equally important – floating shelves, filing cabinets, or built-in bookcases keep clutter at bay without overwhelming the room.

Blend Functionality with Design

An office that looks good feels good. Choose a color scheme that complements the rest of your home while setting the right mood. Cool tones like blue and green promote focus, while warm neutrals create a cozy, inviting atmosphere. Personal touches – like framed artwork, decorative storage boxes, or a stylish area rug – add character without sacrificing professionalism.

Keep Organization in Mind

A well-organized office reduces distractions and makes work more enjoyable. Opt for smart storage solutions like labeled bins, drawer organizers and pegboards to keep essentials within reach. Cable management is another must – cord covers or cable trays can tidy up messy wires and maintain a polished look.

Make It Work for You

A home office should support your work style. If you spend hours on video calls, position your desk near a neutral, well-lit backdrop. If you thrive in a dynamic environment, add a sit-stand desk to keep energy levels up. Soundproofing elements like rugs, curtains, or even noise-canceling panels can help if you need a quieter space.

The Final Touches

The best home offices strike a balance between style and efficiency. A few well-placed plants can improve air quality and bring a bit of nature indoors. A designated space for breaks – like a cozy chair for reading or a coffee station – can make long workdays more enjoyable.

With the right design choices, your home office can be both a productive workspace and a reflection of your personal style – proof that function and aesthetics don't have to be at odds.





946 Road 12, Powell



3 Bedrooms 3 Baths 1,800 sq. ft. 1.45 Acres

Stunning Modern Farmhouse with Mountain Views Nestled in a peaceful country setting on 1.5 acres, this brand-new modern farmhouse blends timeless charm with contemporary finishes. The striking black and white exterior features maintenance-free board and batten metal siding, complemented by a grand four column entryway, a circle drive, and a wide sidewalk for exceptional curb appeal. Inside, the thoughtfully designed 1,800 sq. ft. single-level home offers 3-bedrooms, 2.5 baths with open-concept living area. Vaulted ceilings and a gas fireplace create a warm inviting atmosphere, while the spacious kitchen boasts granite countertops, stainless steel appliances, a porcelain backsplash, black and white cabinetry, and a dual fuel gas-electric range. The large island with USB port makes it perfect for gatherings with a covered patio for barbecuing just steps away. The luxurious master suite features a sprawling his-and-hers closet with built-ins, a spa-like bath with a porcelain tile shower sporting a rocked floor and dual body sprays. Double sinks and mirrors, a free-standing double slipper tub and a make-up vanity complete this ensemble. Additional highlights include a two-car heated garage with a durable finished floor, a utility room with two on-demand gas water heaters, and a laundry/mudroom with ample storage. Enjoy rural tranquility with all the modern conveniences. The builder/owner is a licensed real estate agent.

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FOR SALE

Industry Highlight

Top Remodeling Projects for Homeowner Satisfaction and Cost Recovery Revealed in NAR Report

Top remodeling projects for homeowner satisfaction and cost recovery continue to vary as individuals remodel their homes for diverse reasons, according to the National Association of Realtors® and National Association of the Remodeling Industry's [2025 Remodeling Impact Report](#).

The report assesses the reasons homeowners undertake remodeling projects, the outcomes of these projects and the increased happiness experienced in the home once a project is completed. This year's report features a significantly different structure compared to prior editions, with expanded sections about Realtors® and consumers.

Americans spent an estimated \$603 billion on home remodeling projects in 2024.

According to the report, the remodeling projects that received the highest Joy Scores – a ranking from 1 to 10 based on the happiness homeowners reported upon completion – include the addition of a primary bedroom suite (10), a kitchen upgrade (10) and new roofing (10). In contrast, the remodeling projects with the highest cost recovery – as estimated by members of NARI – include a new steel front door (100%), closet renovation (83%) and new fiberglass front door (80%).

The top remodeling projects that Realtors® recommend sellers complete before listing their homes include painting the entire home (50%), painting a single interior room (41%) and installing new roofing (37%). Additionally, the projects for which Realtors® have observed the highest increase in demand are a kitchen upgrade (48%), new roofing (43%) and a bathroom renovation (35%).

When consumers remodel their homes, the primary reasons include upgrading worn-out surfaces, finishes and materials (27%); improving energy efficiency (19%); desiring a change (18%) and preparing to sell within the next two years (18%).

While housing affordability and rising mortgage rates have been considered potential motivators for home remodeling, most consumers (89%) reported that housing affordability was not a deciding factor in their decisions to remodel. However, for a smaller segment of consumers (9%), housing affordability did serve as a motivating factor for undertaking remodeling projects.

To finance their remodeling projects, consumers primarily relied on home equity loans or lines of credit (54%), savings (29%) and credit cards (10%).

Homeowners report that the most important outcomes from remodeling projects are improved functionality and livability (28%); durable and long-lasting results, materials and appliances (23%); and enhanced beauty and aesthetics (23%). Following their remodeling projects, 64% of homeowners expressed a greater desire to be in their homes, while 46% reported increased enjoyment of their living spaces.

If cost were not a factor, 92% of consumers indicated they would choose to remodel additional areas of their homes.

The Ultimate Checklist for Selling Your Home

Are you ready to make a move? With the real estate market heating up, now may be the perfect time to list. As you embark on this exciting journey, remember that selling your home quickly for top dollar requires careful planning and preparation.

Declutter, Depersonalize and Deep Clean

Buyers want to envision themselves living in the space, so begin by removing personal items like family photos, knick-knacks and excess furniture to create an airy, open environment. Be sure to clean carpets, wash windows, scrub bathrooms and polish hardwood floors. Fix any leaky faucets, cracked tiles or chipped paint so the beauty of your home shines through.

Hire a Real Estate Agent

While you could sell your home on your own, working with a real estate agent can significantly ease your stress while simplifying the process. You should choose a professional with a proven track record – someone who understands the market and is well-versed in selling properties like yours. You might want to interview a few agents to find one who appreciates your needs, communicates regularly and has experience in your neighborhood.

Set the Right Price

Pricing your residence correctly is one of the most important aspects of selling. If you ask too much, you might scare off buyers; too little, and you risk leaving money on the table. Your agent will pull a list of comparable homes in your area to determine a competitive price that creates buzz and attracts the largest possible pool of buyers.

Market for Maximum Exposure

The vast majority of motivated buyers are searching online, so it's crucial that your property appears across high-traffic websites and social media platforms. Your agent will arrange for quality photography and video to be used in both digital and print advertising, ensuring a positive impression and drawing potential buyers in. Open houses are another great way to generate wide-scale interest for a quick sale.

Negotiate Offers

Once offers start coming in, your agent will help you thoroughly review them. You want to consider the full terms of each offer, not just the price, and be prepared to counter-offer. Some buyers may ask for contingencies, such as credit for upgrades or repairs. Weigh these requests thoughtfully, as they may delay the sale. If an offer needs some adjusting, a skilled agent can navigate you through the process and find a mutually agreeable solution.

Prepare for Closing

Once you've accepted an offer, the buyer will likely schedule an inspection and appraisal. If any issues are revealed, your agent may have to renegotiate the terms and price. As these details are being ironed out, you can focus on putting your moving plan in place. Consider the timing of the closing date to ensure a smooth transition.

Seal the Deal

On closing day, you'll meet with the buyer, the buyer's agent and possibly the title company to finalize all terms. You'll sign the final documents, and the buyer will transfer the funds. Once the paperwork is complete, the property officially changes ownership, and you can hand over the keys!

If you're ready to list, you can start by contacting an agent to learn more about the market activity in your specific location. Selling your home is a big undertaking, but with a mapped-out strategy and expert guidance, you can achieve a successful, financially beneficial outcome.

COMMUNITY CONNECTION

SPRING HOME & GARDEN SHOW

BROUGHT TO YOU BY BIG HORN BASIN MEDIA

We're thrilled to announce the return of the annual Home and Garden Show!

This year's event will take place at The Park County Fairgrounds in Powell, Wyoming, on Friday, April 25th, from 1 p.m. to 6 p.m., and Saturday, April 26th, from 9 a.m. to 4 p.m. With booths inside and out, there will be plenty to explore!

🔥 Food Truck Battle: Who will take home the title of Big Horn Basin Media's "Flavor Champion"? Stop by on Friday and Saturday to taste, vote, and support your favorite food truck!

🎁 Giveaways Galore: They'll have multiple chances to win great prizes throughout the show!

Spring HOME & GARDEN SHOW



**BROWSE 100'S OF VENDORS FROM ALL
OVER THE BIG HORN BASIN & BEYOND
TO ACCOMPLISH YOUR SPRING
PROJECTS OR HOME REMODELING.**

 **COLDWELL BANKER** | **ANTLERS REALTY, INC.**

Shooting for the Future

Sporting Clay Shoot

*Sporting Clay Shoot proceeds to benefit
the 2025 Cody High School senior
class party*



May 17th, 2025

10 a.m. Start Time

Cody Shooting Complex

5 Person Teams

Individuals Welcome

\$75 per shooter - Awards & Lunch

Sponsored by



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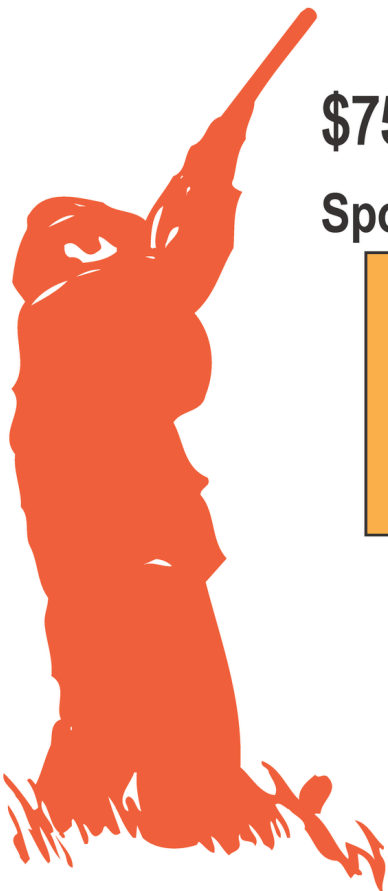
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Happy
Easter



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