

SPECIAL ADVERTISING FEATURE

Home *Guide*



Home for the Holidays

Celebrate the winter with cool tips from those who know.

WRITTEN BY HEIDI BETHEL

With the wintry months and the season spreading much cheer upon us, area experts have several reminders for you when it comes to your abode.





OVER 25 YEARS OF EXPERIENCE GOES INTO EVERY CUT

WHEN IT COMES TIME ON YOUR NEXT PROJECT TO VENTURE INTO THE WORLD OF STONEWORK, GO WITH THE FAMILY-OWNED COMPANY THAT'S COMMITTED TO THE CRAFT.

We've spent decades working alongside home and business owners to bring timeless style and elegance into their spaces. We use our extensive knowledge to help choose your product, draw up designs, and fabricate your granite, marble, and tile in-house before our seasoned installers handle the rest.

Whatever your style or budget, chat with us today for a free quote and consultation.

(775) 720-7800 | MajesticMarbleTile.com

Northern Nevada • Lake Tahoe • Mammoth Lakes





Cinnamon Ridge, Sparks, Nevada. Photo provided by Toll Brothers

Open to Gather

Big, open floor plans continue to lead in housing trends. During the holidays, a large space lends itself well to gatherings, offering the option to congregate in one spot.

"Families can come together once again and interact in a social environment that's been lost in the last couple years," explains Donna O'Connell, Reno division president of Toll Brothers. "Everybody celebrates differently, and a large space allows for festive décor and accents and allows people to come closer together. Now is the time to invite those special moments that will be remembered by all."

Covering the Counters

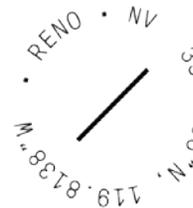
When it comes to home improvements during the colder months, the focus tends to shift indoors. Supply-chain delays are still affecting the market, with many items not available for months. Jennifer Dunbar, estimator and project coordinator for Majestic Marble & Tile in Reno, suggests refocusing on refacing cabinets and upgrading countertops.

"Granite and quartzite are natural stones and very good indoors and outside," she says. "Quartz countertops are resin-based manmade stones that are antibacterial and great for kitchens and bathrooms."

Story continues on page 38



at the heart of the home.



TATE'S
YOURPICKETTENCE
GROUP

COMPASS



Tayona Tate | Compass

Top 25 in Real Estate Award for 2022
WCR (Women's Council of Realtors)
YourPickettFence Group
NV Lic BS.146206
yourpickettence.com
775.762.8355

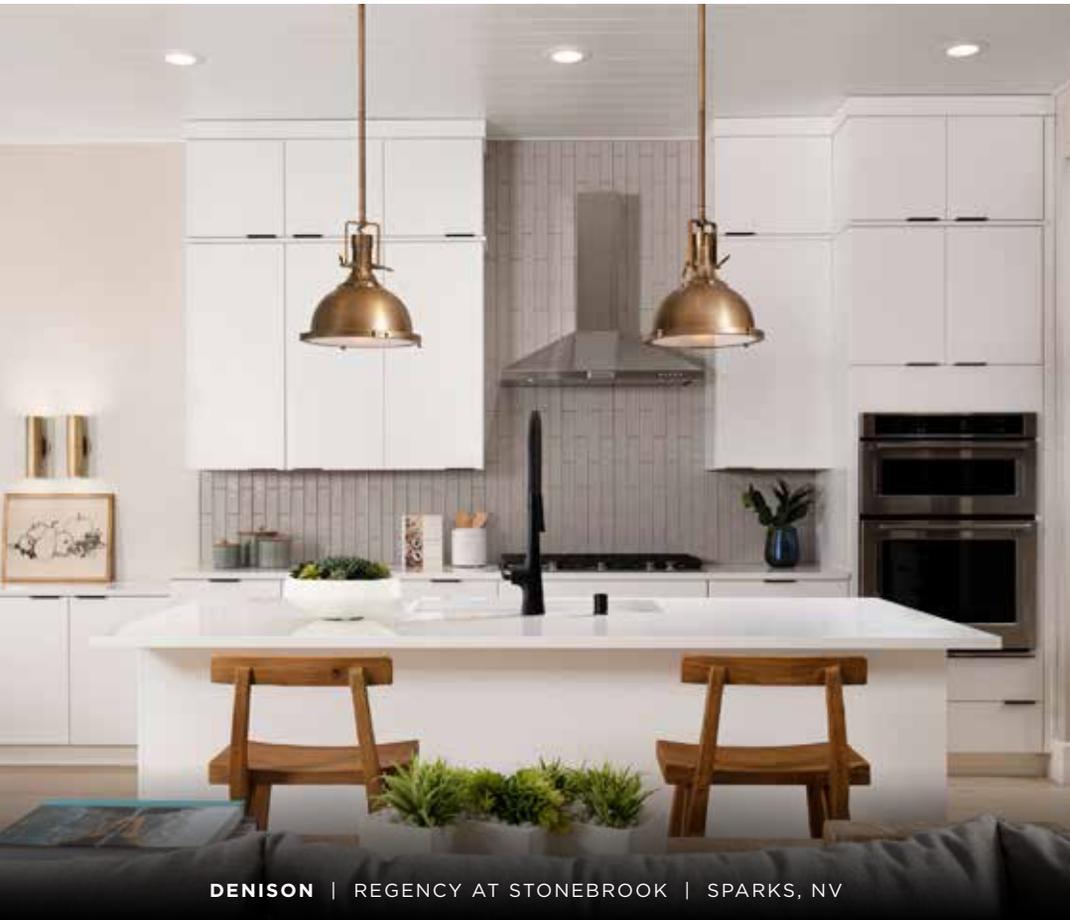


Andy Marino | Compass

Global Real Estate Advisor
YourPickettFence Group
NV Lic #S.017919
yourpickettence.com
775.741.5480

Compass Nevada, LLC is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

Open the Door to **MORE**



DENISON | REGENCY AT STONEBROOK | SPARKS, NV

CENTRAL/NORTH RENO

Rancharra

In the heart of Reno

The Cliffs at Somerset

Panoramic Sierra Views

Hilltop at Lakeridge

Luxury Townhomes

SOUTH RENO

Regency at Caramella Ranch

55+ Active Adult Community

SPARKS

Cinnamon Ridge

Scenic single-level living

Stonebrook

Close to Recreation

Regency at Stonebrook

55+ Active Adult Community

Harris Ranch

Luxury homes on large home sites

Build your new home with confidence.

With a commitment to quality and a reputation for excellence,
Toll Brothers is a home builder you can trust.

DISCOVER THE DIFFERENCE

TollBrothers.com/RenoHomes

or call 855-400-8655

7400 Rancharra Pkwy, Suite 130 | Reno, NV 89511

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

Homes available nationwide. Prices subject to change without notice. Photos are images only and should not be relied upon to confirm applicable features. This is not an offering where prohibited by law. Listing Broker Toll Brothers Real Estate Inc. 1421033 06/22

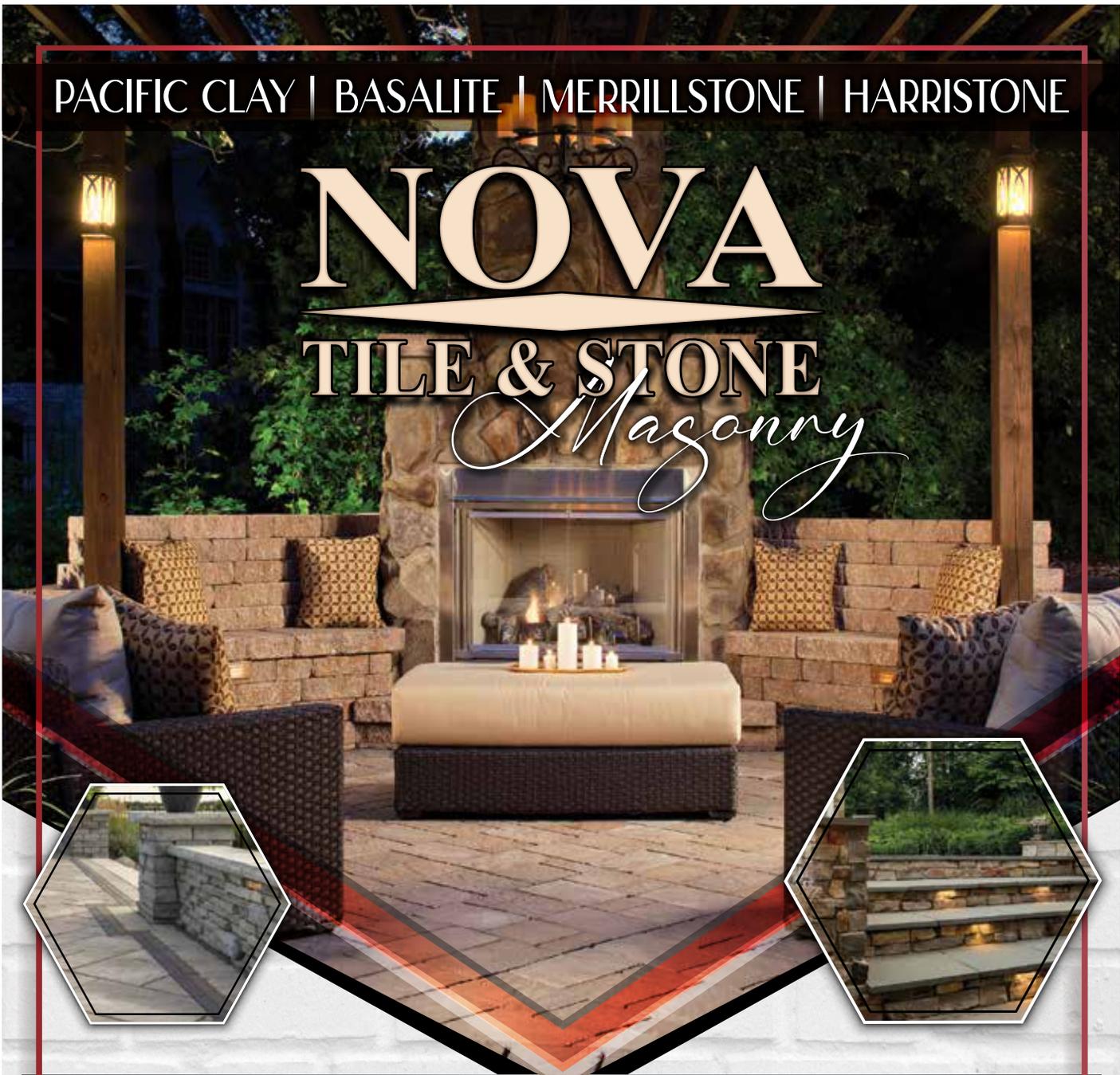


PACIFIC CLAY | BASALITE | MERRILLSTONE | HARRISTONE

NOVA

TILE & STONE

Masonry



novatileandstone.com

RENO

(775) 331-6682

12835 Old Virginia Rd Reno, NV 89521

MINDEN

(775) 783-4970

2548 Business Pkwy Minden, NV 89423

FERNLEY

(775) 575-6682

A 1855 Hwy 95A Fernley, NV 89408

Continued from page 35

Shaun Klein, director of business development for Nova Tile & Stone, with locations in Reno, Minden, and Fernley, encourages readers to understand the type of counter material inside your home and what the proper maintenance measures are.

"If you didn't install or have your countertops installed, it's important to reach out to a professional who can tell you what they are made of and how to take care of your counters," he adds. "Once you know, it's easier to get the specific set of products to clean, maintain, and reseal that won't cause them to become damaged. Using things like vinegar or the wrong natural cleaners can start staining, etching, and discoloring the material."

Pop of Color

Although black is the most popular color for custom frames, don't be afraid to use vibrant hues.

"People are shocked when they see how many colors of frames and mats we have and just how easy it is to find just the right color to complement their art," says Michele Larson, owner of The Frame Shop, with locations in Reno and Sparks. "Having a little color on your wall during these winter months can be just what you need to get you through to springtime blossoms."



Winter Ready

"The holiday season is a great stopping point and reminder to check the filters in your HVAC and schedule your yearly maintenance for your systems," explains Sam Olson, team lead/owner of The Olson Group of RE/MAX Realty Affiliates in Reno.

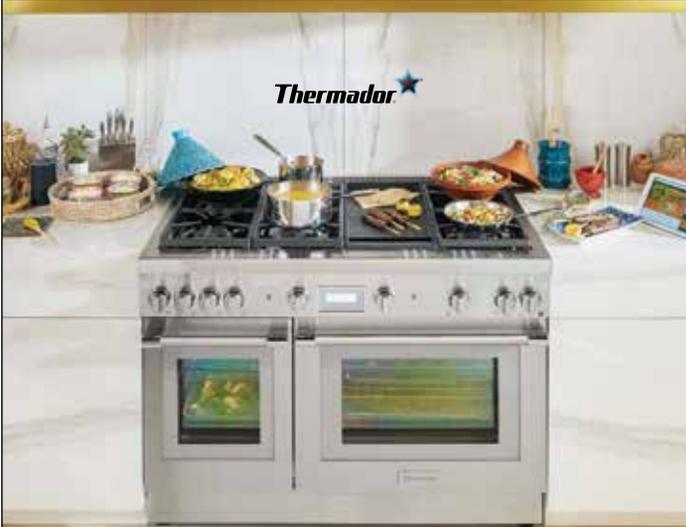
He urges folks to check gutters and ensure they're clear of debris, as well as redirect any ponding water from the foundation of a house.

"Remember also to get your chimney cleaned once a year, otherwise Santa can't fit down it," he adds.

Story continues on page 39



Ignite Your INNER CHEF



CZYZ'S APPLIANCE

10960 West River St.
Truckee
530-582-4400

774 Mays Blvd. #11
Incline Village
775-831-1300

9738 S. Virginia St., Suite AB
Reno
775-322-3451



Continued from page 38

Speaking of holiday cheer, Anthony Nash, project manager at Evo Electric in Sparks, warns against putting too much stress and strain on your home's electrical system with holiday decorations. He also cautions against DIY electrical projects.

"This is the time of year [electricity] actually gets put to the test," Nash notes. "I've opened up walls and seen burnt sheetrock because [the homeowners] used the wrong boxes, or insulation falling off wires because someone decided to tap off a breaker that is too large. Homeowners should hire a contractor or ask a licensed electrician to inspect your work. It's the best way to keep your family safe."

Make sure outdoor appliances and kitchens are properly winterized. Steve Gunderson, project manager with Curtis Bros. Construction Inc. in Reno, explains the process is simple and is important in prepping for the inevitable outdoor freezes.

"Make sure you disconnect any plumbing and bring the faucets indoors," he explains. "Just like with a motorhome, things with water can freeze and crack. You'll end up putting in new faucets and fixing other damage. Same goes with any outdoor refrigerator or ice maker."

Story continues on page 40



EVERYTHING ELECTRICAL POWERED BY EVO

Northern Nevada's choice for all
your home's electrical needs:

Lighting • Wiring
Installations • Service Calls

(775) 220-8866 | evoelectricnv.com

NV LICENSE #0087954
License C-2a • License Limit: \$1,500,000



Continued from page 39

Here Comes the New Year

Gearing up for 2023 is important, and tax season will be here in no time. Tayona Tate, global real estate adviser with Compass in Reno, encourages getting ahead of the game while business life slows a bit for the holidays.

"While you're sipping your apple cider, think and consider things that would be beneficial for taxes," she says. "If you bought a house in 2022, you may want to revisit your closing

statement from the title company; there could be tax benefits, including expenses in the process of purchasing a house that could save you on your taxes. If you haven't purchased a home and are looking, sometimes the winter months are better because there's less competition and the sellers are highly motivated."

Story continues on page 41



Kitchen design in Lakeridge, Reno by Curtis Bros.

**"I WANT TO
LOVE COOKING IN
MY KITCHEN AGAIN."**

*Consider it done!*SM

We built our reputation making short work of the toughest jobs for some of the biggest names in the area. Now, imagine that same reliability when we're renovating your home. Whatever the project, we have the experience and skill to get it done on time and on budget.

Got an idea for your home? Chat with us for a free estimate and make it a done deal.

CurtisBrosInc.com
(775) 857-1151



CURTIS BROS. CONSTRUCTION INC.



Continued from page 40

Betsy Caron, Realtor with Chase International Real Estate in Sparks, agrees that the winter market can be advantageous to both buyers and sellers.

“When you’re in search of a home, there’s not as much competition because of the holiday season,” Caron adds. “During the holidays, most people’s homes are much cleaner and more festive for visitors, so it’s also a great time to list. The house will sparkle, and a person looking to purchase will feel the love immediately, whether they’re viewing in person or looking at photos online.”

With interest rates climbing this year, buyers have an edge if they have at least a 10 percent down payment ready, but Karen Walker Hill, residential specialist for Ferrari-Lund Real Estate in Reno, says there’s another option.

Story continues on page 42

Finding Your Perfect Home For the

Holidays

1401 S. Virginia @ Pueblo

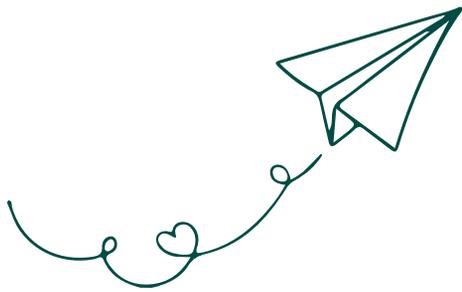
Home of the #1 LGBT Real Estate Team in Nevada for the Second Year In a Row

*The Olson Group was ranked on the REAL Trends LGBTQ+ Top Producers List as the #1 LGBTQ+ Real Estate Team in Nevada by transaction sides and volume. Each office independently owned and operated. Equal Housing Opportunity. NV Lic No S177508

RE/MAX GOLD

CHASE
INTERNATIONAL
REAL ESTATE

I'M MAKING MY
Next Move!



Betsy Caron is proud to announce that she has switched brokerages to Chase International Real Estate!

Visit her in the Sparks office at 2848 Vista Boulevard, Sparks, NV 89434

BETSY CARON

REALTOR®
NV S.0189575

775 848 6285 | 775 737 5900

bcaron@chaseinternational.com

betsycaron.chaseinternational.com

CHASEINTERNATIONAL.COM



Continued from page 41

"Local credit unions offer 5/1, 10/1, and 15/1 adjustable rate mortgage loans at a really good rate," she explains. "For the 5/1 ARM, the rates are fixed for five years and change either up or down every year after that. Greater Nevada Credit Union has one that's 5/5, so it's fixed for five years, then the rate adjusts every five years afterward."

"Statistically, the average homeowner stays in their home for 11 years. A buyer can look at these ARMs as a way of upping your qualifying power with risk in five or 10 years, but it might make the difference of getting a great price today."

Cheers to a festive season filled with decorations, home improvement, preventative maintenance, and a thriving housing market. Should you need additional information, be sure to contact these area experts for their take on the matter. ❖



YOUR CHERISHED MEMORIES
DESERVE THE BEST BACKGROUND

Quality custom
framing
since 1974


THE FRAME SHOP

TWO LOCATIONS:

4840 Vista Blvd., Suite 106, Sparks • (775) 657-6400
3432 Lakeside Dr., Reno • 775-825-1993

HOME GUIDE RESOURCES

**Betsy Caron,
Chase International
Real Estate**
Chaseinternational.com

Curtis Bros. Construction
Curtisbros.com

Czyz's Appliance
Czyzsbrandsource.com

EVO Electric
Evoelectricnv.com

**Karen Walker Hill,
Ferrari-Lund Real Estate**
Ferrari-lund.com

Majestic Marble & Tile
Majesticmarbletile.com

Nova Tile & Stone
Novatileandstone.com

Omega Mortgage Group
Omeganv.com

Tayona Tate, Compass
Compass.com

The Frame Shop
Nvframes.com

**The Olson Group of
RE/MAX Gold**
Olsonrealestategroup.com

Toll Brothers
Tollbrothers.com



**OMEGA
MORTGAGE
GROUP**

Finally a Lender to Whom You'd
Refer Your Friends & Family

Kevin Jepsen
10663 Professional Cir.,
Ste. A, Reno
480-239-3599
Omg lending.com
Omeganv.com
NMLS: 1990436



**Karen Walker Hill,
Realtor®**

Ferrari-Lund Real Estate
3770 Lakeside Drive,
Suite 100, Reno

775-688-4000 work
775-830-1770 cell
Walkerhill@saturndnet.com

Ferrari-Lund
**Real
Estate**

Nevada License #S.14934

Omega Mortgage Group is a DBA of Infinity Equity Group NMLS #1253874. Infinity Equity Group is an Equal Housing Lender. This is not a commitment to lend or extend credit. Restrictions may apply. Information and/or data is subject to change without notice. All loans are subject to credit approval. Not all loans or products are available in all states.



Fresh, Elevated Mexican Cuisine,
Tequila Bar and Craft Cocktails

BOOK YOUR HOLIDAY
PARTIES NOW!



WE'RE A TAQUERIA
NO RICE OR BEANS

516 S. Virginia St., Reno | 775-433-1080 | Mexcalreno.com
12:30 – 9 p.m. Mon. and 11 a.m. – 9 p.m. Tues. – Sat.

 @mexcalreno