

SPECIAL ADVERTISING FEATURE

# Home *Guide*



## Fall for Your Home

**Enjoy the cooler months with suggestions from the folks who know.**

WRITTEN BY HEIDI BETHEL

**A**s temperatures begin to drop and beautiful fall colors dot the Sierra landscape, prepare to spend more time inside in the coming months, and follow these tips from local experts.



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**Winterizing Is a Must**

Steve Gunderson, project manager with Curtis Bros. Construction Inc. in Reno, urges homeowners to take a look around for potential problems.

“Since we had such torrential downpours [last winter], it’s a good idea for people to make sure the outdoor structure is in good shape and clean out those gutters,” he says. “They are predicting we’re supposed to have another nasty winter, so make sure you check the places where animals may have caused damage.”

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**-Christian Völkers, Founder**

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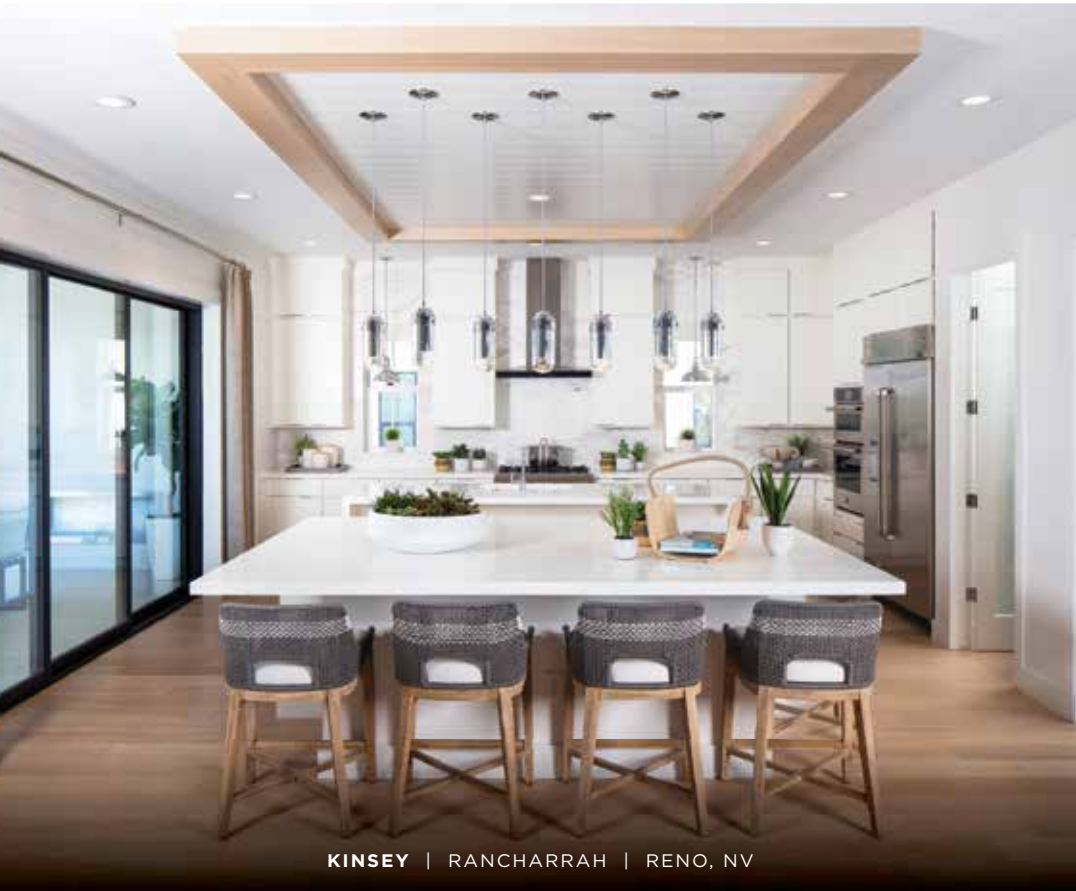
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For those with outdoor kitchens, Gunderson also recommends disconnecting any plumbing and gas lines, bringing faucets indoors, and cleaning barbecues with a degreaser.

Pool tiles need special care over the winter, and may even need to be replaced should the proper precautions not be taken to winterize.

Shaun Klein, director of business development for Nova Tile & Stone, with a new location in Sacramento as well as stores in Reno, Minden, and Fernley, explains, "Any outdoor pools in a freeze-thaw environment need to be drained below the tile line to make sure you're not going to have any expansion and contraction of any moisture that may be behind the tile. If separation occurs, pool owners have to replace their tiles."

Klein suggests using an epoxy grout because it won't absorb moisture from a freeze-thaw climate, as opposed to traditional grout.

"Epoxy base is ideal for outdoor use in general because you don't have to reseat your grout," he adds.



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### Cozy Interiors

After buttoning up everything outside, take your focus indoors to your home's living spaces.

Sam Olson, team lead/owner of The Olson Group of RE/MAX Gold in Reno, says, "The maintenance activities [outside] are important, but it's equally important to make sure the inside is also working for you. Ask yourself, 'Is the layout and good space and the furniture good?' The home should be your sanctuary."

Olson suggests that, in the fall, homeowners evaluate how they will spend their time in the winter, when it's more likely they'll be indoors.

"Do you need a furniture or paint refresh?" he says. "Talk to designers and stagers; even real estate professionals can give you a good idea. Make your home a base camp or sanctuary for you and your family."

For a few easy tips to make your home cozy for fall and winter, Linda Demers, owner of LCDmodern in Reno says, "Ambient lighting is particularly important this time of year as it gets dark sooner. Opt for soft, warm-toned bulbs, and put your lights on timers so your home welcomes you with a warm glow.

"Layer blankets and pillows in rich seasonal colors," she continues. "Add textures like velvet or soft wool flannel. Arrange a reading corner with a comfortable armchair and side table so you can curl up with a book. Personal touches reflect your style and will make your space feel even more inviting and cozy."



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### Powered Up

HLWT Lighting, Electrical and Signs, formerly known as Have Lights Will Travel, is based in Reno and serves the surrounding Sierra community. Owner Kyle McClelland suggests readers in areas such as Truckee and Incline Village consider whole home generators to serve as backup sources of power. These systems satisfy two very important roles — the first is ensuring power during outages from the electricity grid; the second is reliable power in the case of heavy snowfall or nearby wildfires.

“Natural disasters and just a bigger overall demand on the power grid in general can result in outages and rolling blackouts, much like what we’ve seen in California,” McClelland says. “It’s imperative to get ahead of the game, especially in outlying areas where many new homes are being built and the infrastructure may struggle keeping up. The benefit of a whole home generator is that it uses the natural gas or propane that your heater runs on and can easily supply seven to eight days of uninterrupted electricity.”



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Kitchen in a home at Cinnamon Ridge in Sparks. Photo courtesy of Toll Brothers

#### About the Kitchen

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Kitchen design in Lakeridge, Reno by Curtis Bros.

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"Imagine sipping apple cider on your porch, surrounded by picturesque fall foliage, and preparing hearty meals with ingredients freshly harvested from your own backyard," says Blake Williams, real estate adviser with Sierra Sotheby's International Realty in Reno, who says the business offers "a procured list of homes that not only offer a peaceful retreat from the workday but also grant you the opportunity to immerse yourself in the essence of autumn and experience a true farm-to-fork residence of your dreams."

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### Be Holiday Ready

When it comes to the holidays, home staging can take on a festive twist. Lauren Gaeding, marketing manager at Engel & Völkers in Incline Village and Lake Tahoe, has some great tips.

“To get your home ready for the holidays, start by decluttering and deep cleaning every room,” she says. “Use tasteful holiday decorations that accentuate the home’s features without overwhelming the space. Create a warm and inviting atmosphere by incorporating seasonal scents and cozy lighting. Highlight the potential for entertaining by arranging furniture in an inviting way. Finally, don’t forget to enhance your home’s curb appeal with some tasteful outdoor decorations. By staging your home for the holidays, you can attract buyers and make a lasting impression.”





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### Approaching the Market

Long days of summer are giving way to cool evenings and autumn colors. For the Reno and Lake Tahoe areas, knowing the right time to prepare your landscaping for winter requires flexibility and skill, especially with Mother Nature's unpredictable early frosts.

"At Sierra Sotheby's International Realty, we understand the same preparation applies to a home sale or purchase," says Jenny Johnson, president and corporate broker at Sierra Sotheby's International Realty in Reno. "The continued influx of remote workers, along with sellers choosing to move up or downsize, presents immediate opportunities. Engaging a seasoned real estate adviser who listens and has the expertise to craft a personalized strategy can help you reap the benefits of a well-planned, smooth real estate transaction."

And just as a qualified gardener can prepare your outdoor space for the approaching winter, having a conversation with a local real estate agent can help you harvest opportunities today, before the snow flies.

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Karen Walker Hill, residential specialist at Ferrari-Lund Real Estate in Reno, adds that inventories still are incredibly low and values continue to climb as a result of scarcity and higher interest rates. When it comes to buying, she says, don't wait.

"On the good houses that are priced right, we're seeing multiple offers again," she says. "The good ones go for a lot. If you find a place you love, be ready to act quickly with a strong offer."

Betsy Caron, real estate agent with Chase International Real Estate in Sparks, agrees, and she, too, has advice for sellers.

"If you're getting ready to sell or list your home, you have to remember someone wants to come in and see their new home, not your old home," Caron says. "Fresh paint, clean carpets, and making sure it looks new to potential buyers coming in all are key. A beautiful, inviting kitchen will help sell the home. And the first look at an entryway and front yard can also be a nice place to focus some effort."

This fall, be sure to get those maintenance items checked off the to-do list, think about how the family will spend the winter months inside, and consider buying or selling with a trusted professional. Should questions arise, contact these local experts above, who are happy to help. ❖

## EXPERIENCE

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