

SPECIAL ADVERTISING FEATURE

Home *Guide*



A New Year of Resolutions

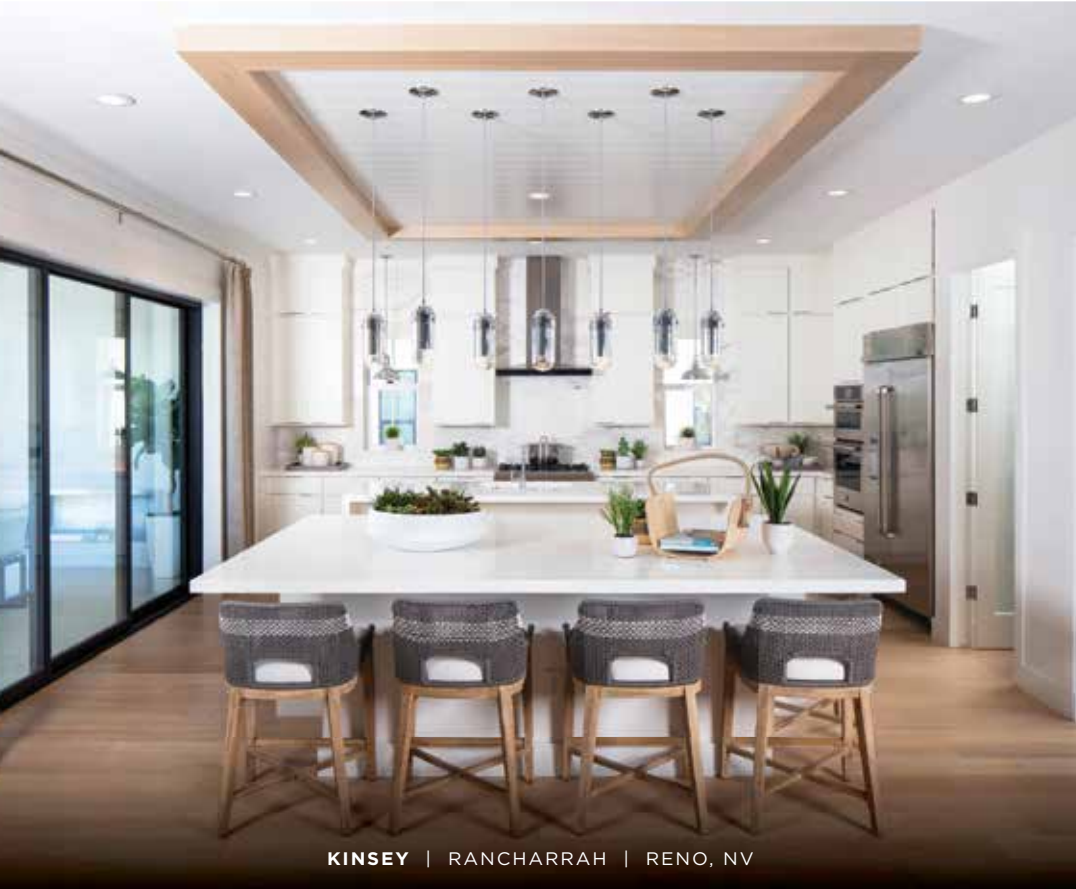
Upgrade your home for 2024.

WRITTEN BY HEIDI BETHEL

Ringing in the new year means something different to everyone... whether it's the chance to enter the housing market or make your existing home a more entertaining space, area experts have insights on how to make your 2024 great.



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This Market Matters

Karen Walker Hill, residential specialist for Ferrari-Lund Real Estate in Reno, says that while interest rates may still drive readers to drink, they are edging down a little, and owner-financing options are becoming more popular. Otherwise known as "owner carries," these transactions occur when a seller provides direct financing to the buyer.

"Inventory is still at an all-time low," Walker Hill says. "I still think buying now is a great thing. Many people also don't understand that a veteran loan can be assumed by a non-veteran, but the seller has to allow it and you have to qualify. There are still some really good deals out there, and if you get creative with financing, the interest rate may not have as big of an impact as you might think."





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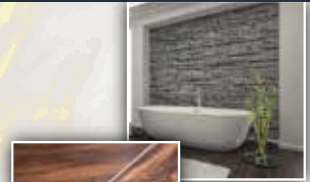
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With all the variations of financing in mind, Betsy Caron, Realtor with Chase International Real Estate in Sparks, says that it's always good to talk with your lender first. "Your lender and real estate agent are a team. We're both there to get you to the end zone, and we will work together to get you to the ultimate goal, which is either selling your home or purchasing one. When you're looking for your first home, a lot of times it's like dating ... you may not marry the first person you date, but it's a good way to figure out what you like.

"This is about setting yourself up for success," Caron adds. "Every mortgage payment is an investment in your financial future and your family's financial future. Every payment you put into your current house will eventually help you get into your dream home."

Great Beverage Stations

As for home trends, bars continue to be a popular feature in modern designs, providing fun spaces for entertaining, family time, and personal relaxation. Home bars also can serve to elevate the décor of your home with personalized designs that reflect the owners' unique styles. Depending on your lifestyle needs and design preferences, there are many areas in your home that might be perfect for a home bar.



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The home bar is a popular feature that has taken on an expanded presence and role in today's home design. While primarily used for entertaining, the home bar also has become a place to make coffee, store juice boxes, and otherwise gather as a family. As such, it can be found in a central location or in multiple locations of the home.

Donna O'Connell, Reno division president of Toll Brothers, says, "Get inspired. Visit a Toll Brothers model home and discover trending home bar ideas perfect for relaxation and entertainment."



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Sam Olson, team lead/owner of The Olson Group of RE/MAX Gold in Reno, has noticed the beverage station trend in a big way.

"We've seen quite a lot of new builds and remodels incorporating separated coffee stations," he says. "We'll likely see that start to build out more in other markets, in addition to the luxury market, where people are moving beyond just having the wine fridges and leaning into the morning ritual as well."





If you're looking to remodel an existing space, such as a desk or catch-all area in the kitchen, Olsen suggests starting with a matching countertop installed at counter height and removing unnecessary cupboards.

"You can plumb it in with water and add a built-in shelving system with nicer mugs that will add a wow factor while you're living there and improve appeal when it's time to sell," he says.

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), suggests considering a different stone or even lighting to accent the space.

"Backlighting or underlit countertops are beautiful options for entertainment spaces," Klein says. "When you have a standard, uniform kitchen space, incorporating an accent piece with quartzite or a semiprecious stone slab draws the eye to that area. Beverage stations become memorable statements and add style in the home."





Frosty temperatures find us all reaching for mugs or glasses of winter warm-up beverages. Whether you fancy yourself a wine enthusiast, coffee aficionado, tea lover, or cocoa fanatic, today's architects and interior designers are crafting more flexible spaces to accommodate buyers' day-to-day lives.

For example, if you've always dreamed of mastering mixology or hosting an ancient tea ceremony, you can find many innovative home design trends to help you get your creative juices flowing. How about a bedroom suite coffee counter to get a jump on your morning jolt or a cocktail bar tucked into a great room? Hunt for such details with help from a great Realtor.

"Representing the finest properties to inspire your lifestyle is what we do," says Jenny Johnson, president of Sierra Sotheby's International Realty. "We listen and match buyers and sellers with homes that reflect their needs, goals, and hobbies."





Served insulated pitchers are available at LCDmodern in Reno. Photo courtesy of LCDmodern

Sips On the Go

When it's time to fill and accessorize your home drink station, you may want to have a solution on hand for taking your drink on the road. Linda Demers, at LCDmodern in Reno, recommends new Served insulated pitchers. The two-liter, stainless-steel, copper-lined, vacuum-insulated, double-walled pitcher keeps drinks hot for up to six hours and cold up to 12 hours. The pitcher stays sweat-free, which means no slippery hand-offs, no table ring stains, and no dripped-on laps while transporting, and it has a silicone-sealed lid to keep it spill-proof. Now you can

bring hot chocolate to the slopes or frosted drinks to the lake with ease. It's available in a variety of fun colors at LCDmodern. (Check out other similar products in our story "Some Like It Hot" on page 66).

As you enjoy your favorite beverage, think about making your home uniquely yours, and if you have questions about how to achieve your vision, be sure to reach out to area experts who will know just how to help! ❖

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