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# Home *Guide*



## Spring Into Action

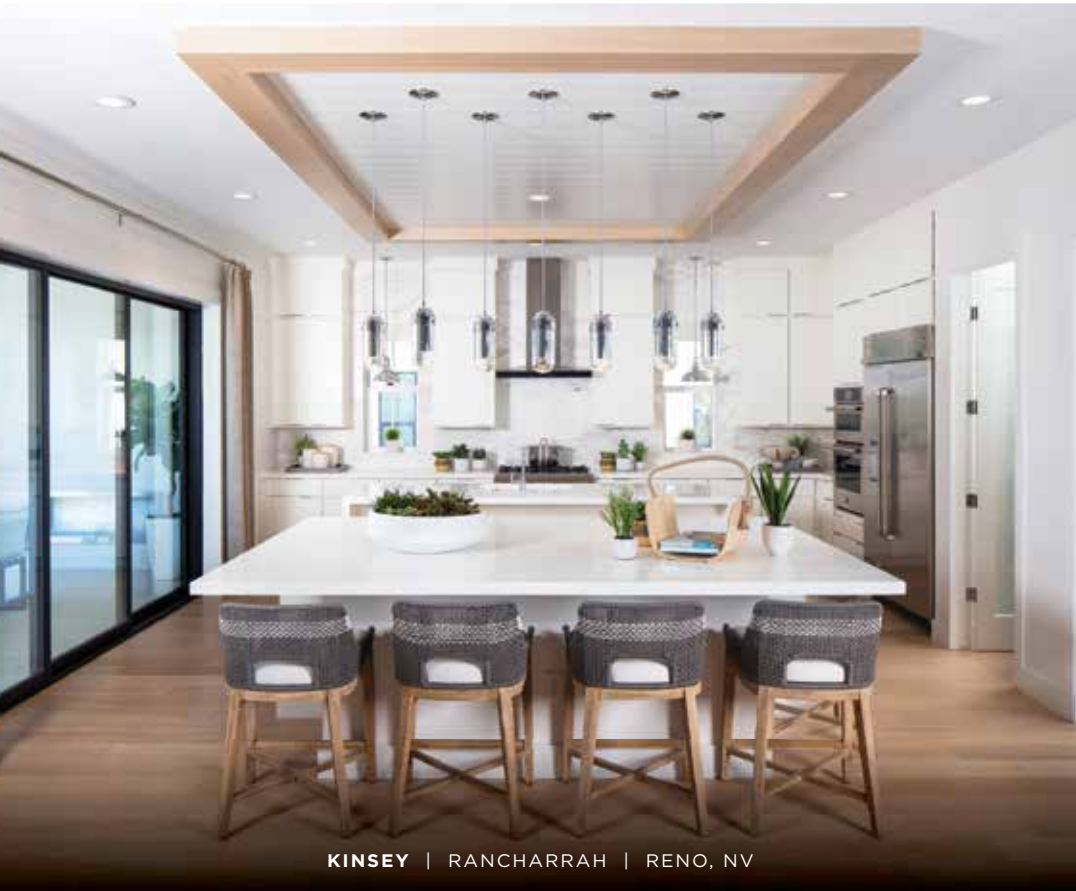
**Warmer-Weather Tips for Loving Where You Live.**

WRITTEN BY HEIDI BETHEL

**A**fter spending many months cocooned indoors, now is the time to enjoy the blooms and new energy that come with spring. Lower interest rates, buzzing local neighborhoods, and a focus on the outdoors are top of mind with area experts, who are excited to usher in the colorful landscape on the horizon.



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### Interesting Rates

Forecasts for spring include rising temperatures and declining mortgage interest rates. Across many financial sectors, experts predict more favorable real estate lending throughout 2024. How does this affect our local market? Lake Tahoe estates and vacation condos, northern Nevada homes, valley ranches, and new developments are all in high demand. Lower interest rates will provide fresh opportunities for prepared buyers and sellers alike. The professionals at Sierra Sotheby's International Realty in Reno and Lake Tahoe anticipate brisk activity as the region continues to attract remote workers, businesses, and those drawn to a more balanced lifestyle.

"With continued low inventory, it's an excellent time for sellers to maximize their return on investment," shares Jenny Johnson of Sierra Sotheby's International Realty. "We encourage sellers and buyers to seek the advice of our experienced real estate advisers now to strategize for their best options."

And while Mother Nature may deliver unpredictable spring weather, lower interest rates will help with opening doors for buyers and sellers to manifest their real estate goals.



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### Time For Taxes

It can be a daunting time when it comes to tax preparation, but Karen Walker Hill, residential specialist for Ferrari-Lund Real Estate in Reno, sees some benefits for homeowners filing their 2023 paperwork.

"While interest rates were not the best last year, they can help when it comes to write-offs," she explains. "Seek the advice of a good tax professional because there are updates you can benefit from. For instance, [lawmakers are] working on changing the tax law to update the threshold for a 1099-NEC form if a contractor did work on your house, going from less than \$600 to less than \$900 before you have to file this form. That means the contractor doesn't have to pay taxes on the income, but the homeowner can write it off if it's for a rental or investment property."

### That Sweet Spot

Location, location, location: It's the No. 1 concern in real estate.

"I can try to pick out a location for a client who says, 'I just want to live in Reno or Sparks.' The potential home buyers know where they want to live, but as a professional, I have to dig deeper to find out the ideal area," explains Betsy Caron, Realtor with Chase International Real Estate in Sparks. "Their perfect house may be in a different location, and we work together as a team to find them their future home."

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## Tahoe Luxury - Right on the Water

222 Beach Drive, South Lake Tahoe, CA  
4 BD ♦ 4.5 BA ♦ ±4,614 SF ♦ Offered at \$6,200,000

Prime Waterfront Living in the Tahoe Keys. Settle into this exquisite 4,600+ sq.ft. custom waterfront home on fashionable Beach Drive and be dazzled by dramatic water views from almost every window. Designed for the year-round classic Tahoe lifestyle, this gorgeous home was built for Lake Tahoe with so many extras including a dry sauna, wine cellar, elevator to the rooftop, multiple fireplaces and more. One of the largest private boat docks in the Keys makes this spot the envy of boating enthusiasts.



### Quaint Tahoe Neighborhood Home

941 Bigler Avenue, South Lake Tahoe, CA

3 BD ♦ 2 BA ♦ ±1,289 SF ♦ Offered at \$800,000

Vintage Al Tahoe home walking distance to the Lake in a choice South Lake Tahoe location. Nostalgic Tahoe cabins on large lots situated along tree-lined streets in a historic neighborhood is the ultimate setting for your Tahoe getaway.



### Realize Your Opportunity to Live in Nevada

1227 US Highway 50, Glenbrook, NV

± 1.6 Acres ♦ Offered at \$1,750,000

Build your Lake Tahoe dream home on 1.6 acres in an exclusive East Shore zip code. Impressive and expansive lot close to downtown with stunning mountain and lake views, +18,700 SF of allowable coverage, and limitless potential.



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Caron also says a lot of home buyers are attracted to new construction areas.

“It’s brand new and it’s yours; you are the first owners, and you’re the one in that spot. It’s important that you don’t walk into a new construction office unrepresented, because if you do, you have to go through the whole deal without someone to help you with the paperwork and any questions you may have,” she adds. “If you are looking at new home construction, please contact your real estate professional first. We are your people, on your team, to help you purchase your new home. Even after the deal closes, we are there for you and can help with all the after-closing elements, too.”

**Zhuzh Your Outdoors**

“Spring, for me, is when we can start opening the windows and think about our house plants and replanting and repotting,” says Linda Demers, owner of LCDmodern in Reno.

Demers encourages readers to start envisioning now what their outdoor spaces will look like and preparing for future months.

“It’s like nesting outside and getting ready for summer barbecues or just sitting outside for some drinks,” Demers says. “Think about the outdoor furniture and what may need to be replaced. Bring those hardier plants outside when it starts to get nice, and determine which ones need to be repotted. And consider faux metal succulents and agave plants that come in all sizes.”

LCDmodern carries a variety of sculptural metal plants that don’t fade or rust and benefit the environment. “Hardscape is a great option for planning a waterwise or no-water yard. These plants are no-waste, artisan-made, and hassle-free. They can be hung on walls and put in pots or directly in your garden,” Demers adds.

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Sculptural metal plants from LCDmodern





## Bespoke Mountain Living in Carson Valley

229 Five Creek Road, Gardnerville, NV

8 Beds ♦ 8 Full Baths ♦ 2 Half Baths ♦ 8,158 SF ♦ \$5,500,000



This private estate is nestled in the Sierra Nevada foothills of the gated, secluded Job Peak Ranch in Carson Valley. Minutes from Lake Tahoe's world class skiing, golf, and year round adventures. This property offers 8,158 square feet with 8 bedrooms, 8 full bathrooms, 2 half bathrooms and a private guest quarter. Master wing features large his and hers offices, bathrooms, and walk-in closets. 4 bedrooms with 4 bathrooms on the second floor, 3 bedrooms and 2 bathrooms in guest quarters, with private entrance.



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### Underwater No More

Speaking of landscapes, Sam Olson, team lead/owner of The Olson Group of RE/MAX Professionals in Reno, always recommends folks look in their crawlspaces or around the outsides of their homes when running the sprinklers in the spring and summer.




“Make sure there is no water leaking because it could be an indication of a faulty water or sprinkler pipe,” he says.

Shaun Klein, director of business development for Nova Tile and Stone with locations in Reno, Minden, Fernley, and Sacramento, suggests that with the extra moisture and mud that come with spring, replacing flooring with luxury vinyl plank flooring is a great idea for a sustainable, sleek entryway.

“LVP is a great option in houses because there are many styles and colors, and it’s ideal for those who want the look of wood without the added hassle,” Klein notes. “It can be used in those wet spaces for contiguous flooring from bathrooms, hallways, and doorways to open spaces. Should they ever get damaged, you can replace the planks on LVP easily. For tile, we use an epoxy-based grout that doesn’t absorb moisture, maintains consistency of color, and doesn’t expand or contract. We can find the best solution to handle soggy rainboots and wetness without damaging the look of your flooring.”



# You found it!



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### Happy Campers

Parents, it's never too early to start planning your children's summer adventures by enrolling them in summer camps. With the demand for quality programs in the Reno-Tahoe area, it's crucial to act promptly. Many popular camps and activities fill up quickly, and by planning ahead, you can secure a spot for your little ones. Early enrollment not only helps ensure their participation but also gives a broader selection of options tailored to their interests and needs.

"As you embark on the journey of planning summer activities in the picturesque Lake Tahoe region, keep in mind the high demand for accommodations and recreational opportunities," says Lauren Gaeding, marketing manager with Engel & Völkers in Incline Village and Lake Tahoe. "[This is] a sought-after destination and attracts visitors from all over; availability can become limited as the season approaches. By getting a start to your plans now, you can gain access to some of the best accommodations, camping sites, and outdoor activities, allowing your family to make the most of the stunning landscapes and unique experiences the area offers. Don't miss out on the chance to create lasting memories for your children ... plan ahead and secure your spot in the summer camps and adventures that will make this season truly unforgettable."

When it comes to making the most of the spring season, be sure to contact local experts who can help and provide insights about your home. ❖



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