

Home *Guide*



Summer Digs

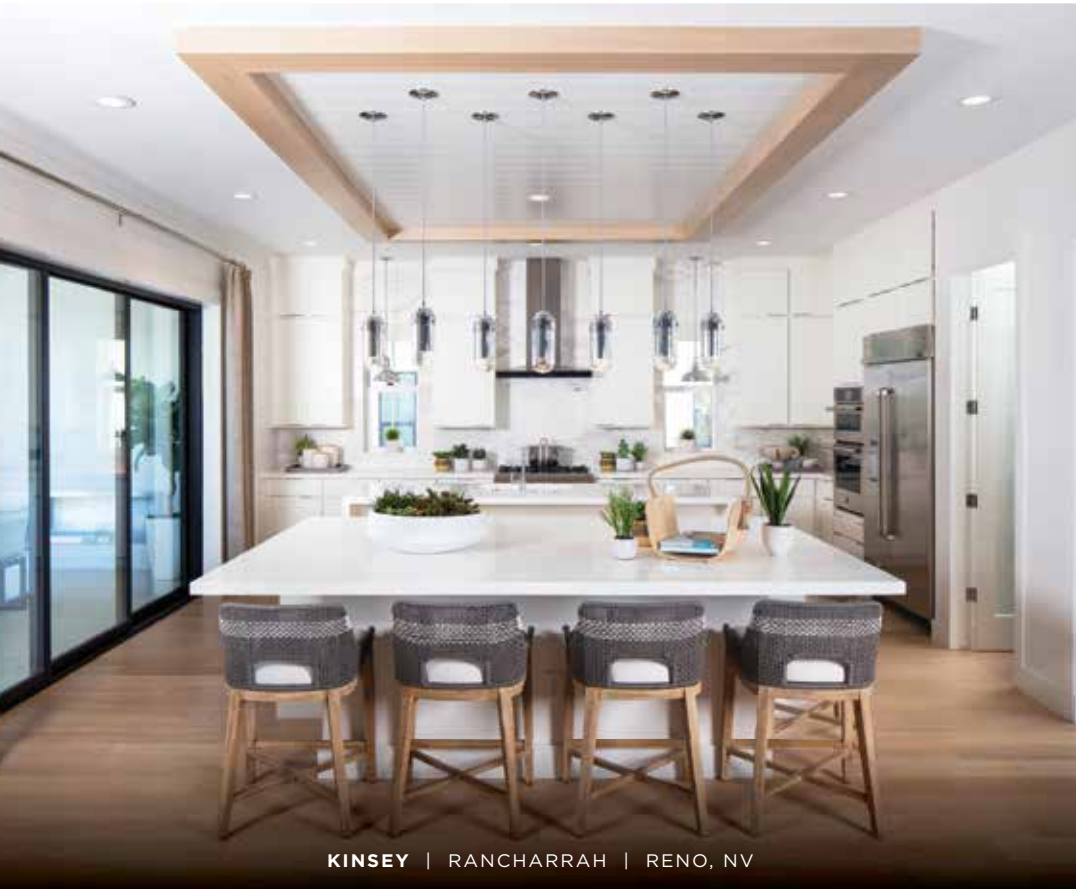
**What's hot for the home
this time of year?**

WRITTEN BY HEIDI BETHEL

Whether you might be looking to buy or sell, enjoy dreamy evenings in the yard with friends and family, or make sure your fridge and air conditioning are in top shape for hot days, area experts offer insights to help make your home comfortable this summer.



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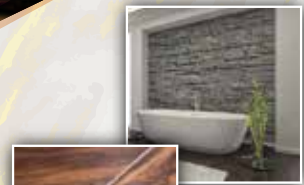
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Reno-Tahoe's Allure

Summer in the Reno-Tahoe area is an enchanting blend of natural beauty and outdoor adventures. Lake Tahoe beckons for boating, kayaking, and swimming, while the surrounding Sierra Nevada offers endless hiking and biking trails. Reno's vibrant cultural scene unfolds, with festivals, concerts, and outdoor events galore.

"Owning a home here means embracing a lifestyle where every day feels like a vacation," says Lauren Gaeding, regional marketing manager of Engel & Völkers real estate in the Lake Tahoe area. "From sunrise hikes to sunset beach picnics, the beauty of this region becomes your backyard, promising unforgettable moments and a deep connection to nature year round."

In addition to its endless activities and entertainment, the area remains an appealing market for residents and business owners.

"Covid-19 helped the secret get out that Nevada is a really low-tax, business-friendly state," explains Sam Olson, team lead/owner of The Olson Group of RE/MAX Professionals in Reno. "Ownership costs are significantly lower than those of a similarly priced home in California or Texas, and we have really strong landlord protections. We don't have an inventory tax, so we've become a major hub within 15 hours of any major West Coast port. That is coupled with very common-sense governance, low property taxes, and a year-round adventure destination. Who wouldn't want to do business here?"



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Appliances Understood

Speaking of thriving businesses, Samantha McGlaughlin, co-owner and general manager of Sargents Appliances Sales and Service Center in Sparks, is excited to celebrate 50 years of serving customers from the same location under multi-generational-Nevadan ownership. Sargents is the third-oldest Maytag store in the United States still in operation and one of the oldest appliance stores in Northern Nevada.

"We are a Whirlpool affiliate, which means we're a Whirlpool exclusive partner that carries all its big appliance brands, including Whirlpool, Maytag, Kitchenaid, Amana, and others, plus the commercial line Speed Queen," she says.

Selling Whirlpool products and servicing all major in-home appliance brands, Sargents differentiates itself from most other appliance stores by keeping a servicing crew in house to keep clients' appliances running smoothly. The factory- and HVAC-trained service technicians are among the most educated staff in the area. They are the experts, from routine maintenance, including repairing ice makers or fixing a squeaking dryer, to complex repairs such as replacing refrigerator compressors or washer transmissions.

"When our service providers arrive at your home under a Show Up and Diagnosing fee, and you decide to purchase new, we will give the customer half off the service call as a credit for that new appliance," McGlaughlin says. "Summertime is my refrigeration season. Refrigerators go out because it's hot outside, and it puts extra stress on the condenser and compressor. Remember to pull your refrigerator out, vacuum the condenser, and clean out anything built up or underneath your fridge for maximum airflow."

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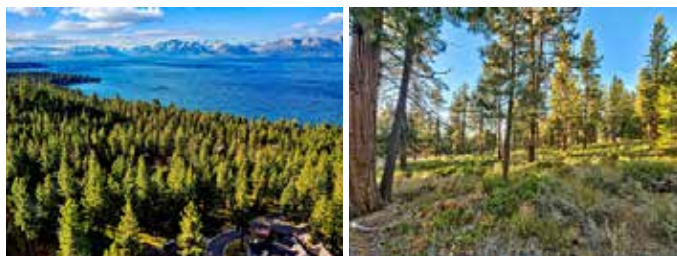
Prime Waterfront Living in the Tahoe Keys. Settle into this exquisite 4,600+ sq.ft. custom waterfront home on fashionable Beach Drive and be dazzled by dramatic water views from almost every window. Designed for the year-round classic Tahoe lifestyle, this gorgeous home was built for Lake Tahoe with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



Mountain Modern in South Lake Tahoe

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2 BD • 1 BA • ±896 SF • Offered at \$615,000

This darling Tahoe cabin is a designer's dream; stylishly upgraded down to the last detail! Move into your own Tahoe Getaway immediately, there is nothing to do - a rare find in this market at this price.



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Emu Living patio furniture. Photo courtesy of LCDmodern

Patio Perfection

Patios are the perfect place to enjoy the outdoors without leaving home. Luxury patio designs exemplify outdoor living and are ideal for lounging under the sun, enjoying a meal in the open air, or conversing around the fireplace.

"At many Toll Brothers communities across Reno-Sparks, rear-covered patios are included," explains Donna O'Connell, Reno division president of Toll Brothers. "Visit a nearby Toll Brothers community in Reno-Sparks, tour some of our favorite Toll Brothers patio designs, and get inspired by how you can maximize indoor-outdoor living."



Warm weather in Reno means harsh sun. When thinking about outdoor furniture and umbrellas, consider a good-quality fabric that will resist fading and repel water. A few brands on the market are worth the extra cost and will last for many seasons to come.

Having learned this personally, Linda Demers, owner of LCDmodern in Reno, suggests Sunbrella fabric, UV fabric shade sails, perforated meta, or recycled high-density polyethylene (HDPE) furniture.

"These materials seem to endure our high desert climate, including the intense wind, sun, and heat," Demers notes. "Ivy is a collection of steel mesh sculptural furniture by Emu Living with straight, formal lines that are ideal for outdoor living spaces here."

Painting and Prices

According to Meredith Martin Fischer, a broker associate for Compass, which has offices in Reno, Incline, and Truckee, a fresh coat of interior paint offers sellers the best return on investment.

"It's all about the external appearance," she says.

"Unfortunately, essentials like new HVAC systems or roof replacements won't boost your final sales price as much as new paint or replacement flooring will."

When collecting bids for a project, ask your agent for a referral, and, if possible, get multiple quotes. "I once got three quotes for a paint job on a bank-owned property," she explains. "My contractor quoted \$13,000, another quoted \$26,000, and a contractor referred by the building manager wanted \$109,000 for the same high-end doorman condo complex."

The takeaway? When selling, appearance will trump substance, so ask your trusted agent for a contractor referral when bidding out a job to prep for going on the market.

The Right Surface

When it comes to countertops that can withstand the elements, Shaun Klein, director of business development for Nova Tile and Stone, which has stores in Reno, Sacramento, Minden, and Fernley, recommends sintered stone or porcelain slabs because they do not have the porosity of softer natural materials. He also says quartzite and granite, in a satin or leather finish, are great options if you want to maintain a natural aesthetic.

"With unpolished finishes, they won't reflect the sun," he adds. "Folks want to go with a middle-of-the-road color, nothing super dark that will absorb much heat. Too white will reflect a lot of light, and no one wants to be blinded while sitting in their outdoor kitchen."

He also stresses the importance of using a sealer rated for UV exposure. "Non-UV-rated sealers will break down faster, in general. We also sell exterior stone veneer, which is the material used to wrap a house or barbecue. With the natural quarried stone veneer, you don't necessarily have to seal, versus using the engineered stone veneer with a more manufactured feel that may require sealing. If you walk into one of our locations, you could combine natural or engineered stone veneer, with natural or engineered slabs to build out the entire space."

Rooted in History

Looking for a new adventure? Fun fact: The town of Graeagle has been entirely privately owned by the West family since 1958. Previously, it was the site of the box factory for the California Fruit Exchange, where workers logged, then used the lumber to build the wooden boxes that were used for shipping fruits and vegetables. This lumber community initially housed company workers in small red houses, for which the town is still known. Ultimately, the invention of cardboard forced the closure of production because wooden boxes were no longer needed. The area was destined to be a ghost town.



Downtown Graeagle, Graeagle.com



We connect the dots between luxury and lifestyle.

Living in the Reno area offers a blend of outdoor adventures and urban amenities, with easy access to skiing, hiking, and vibrant entertainment scenes. Owning a home here means embracing a community-oriented lifestyle, where neighbors often gather, explore nearby natural wonders, and enjoy the region's diverse culinary offerings.

We're here to help you find your luxury, so you can live your lifestyle.



Gardnerville: Enjoy this stunning home, nestled on a sprawling one-acre lot, offering a harmonious blend of elegance and tranquility. **\$1,195,000**
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Reno: This unique, modern design boasts the latest trends, with walls of glass blurring the lines between the indoors and outdoors. **\$4,680,000**
Cheenu Sandhu S. 0181516 (312) 731-8032



Gardnerville: This Craftsman-style masterpiece is nestled among tall pines with dramatic views of the majestic Sierra Nevada Mountains. **\$5,500,000**
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Luckily, Harvey Edward West Sr. from Placerville, Calif., purchased the whole town. He also owned Vikingsholm, a 38-room mansion on the shore of Emerald Bay at Lake Tahoe, which he eventually donated to the state. Fast forward to today, and Leah West, Realtor/owner at Graeagle Associates and daughter-in-law to Harvey, has called Graeagle home for five decades

"I went to high school in Portola, married and lived in Graeagle for 50 years, and our family has created and developed the quaint, charming 'little red town,'" she says.

Currently, she is selling two properties that are unusual for the everyday market: a beautiful 158-acre ranch in Sierra Valley (Beckworth and Highway 49) and the local restaurant The Grizzly Grill in Blairsden, a full-time, year-round dinner house. The buyers will become a part of this small town's history!

Summertime Market and Investment Properties

At this time of year, many families consider moving to prepare for the coming school year and holiday season.

"School is out, so you don't have to worry about moving and your children missing school," explains Betsy Caron, Realtor with Chase International Real Estate in Sparks. "Even if you don't have kids, summer tends to trend with more homes on the market. It's good for a seller because there are more people looking, and it's a great time to showcase the outside of your home. Let the introduction of your house sing because it represents what's hiding behind that front door."



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When it comes to rental properties, tax advantages are not the only benefits for buyers. According to Karen Walker Hill, residential specialist for Ferrari-Lund Real Estate in Reno, the average cash-on-cash return, which is a rate of return on real estate investment that measures cash income earned on cash invested, falls between 4 and 5 percent per year. Add that to what UNR's Center for Regional Studies states: The typical appreciation on Washoe County properties has been an average of 5.1 percent per year since 2005.

"If you add appreciation and return on investment, you're netting over 9 percent," she notes. "Where else are you going to find that kind of return? And this doesn't even include the depreciation and possible interest you can write off, which also can be significant."

Celebrate Summer

Summer days in the Reno-Tahoe region means evenings painted with legendary sunsets, the aromas of outdoor cooking, and the thrill of conquering new hiking trails. Calendars brim with iconic festivals and farmers' markets that ignite culinary imaginations.

As summer heats up, so does the local real estate market, with qualified buyers making their move and ready sellers achieving their goals.

"Our focus is you, not just during a property sale or purchase, but long after," says Jenny Johnson, president of Sierra Sotheby's International Realty, with offices in Reno, Truckee, and Lake Tahoe. "We diligently work to create individualized strategies to fit each client while providing luxury service. We sell community. So stop by one of our six offices for a cool drink and the hottest real estate opportunities this summer."

Area experts abound who are ready to inspire and provide insights when it comes to your home. Be sure to consult with the folks who know best, and enjoy a fulfilling summer season! ❖

RESOURCES

Chase International (Betsy Caron)
Chaseinternational.com

Compass (Meredith Fischer)
Compass.com

Czyz's Appliance
Czyzsbrandsource.com

Engel & Völkers
Evrealstate.com

Ferrari-Lund Real Estate (Karen Walker Hill)
Ferrari-lund.com

Graeagle Associates
Graeagleassociates.com

LCDmodern
Lcdmodern.com

Nova Tile & Stone
Novatileandstone.com

Sargent's Appliances Sales and Service Center
Sargentsoutlet.com

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