

SPECIAL ADVERTISING FEATURE

Home *Guide*



Bright Abodes

Expert advice for the home this summer.

WRITTEN BY HEIDI BETHEL

Summertime is full of busy excursions, barbecues, and backyard fun. While right now is all about the sunshine, it's important to keep several aspects in mind about your home. Here, some local experts weigh in on the season's hot topics.





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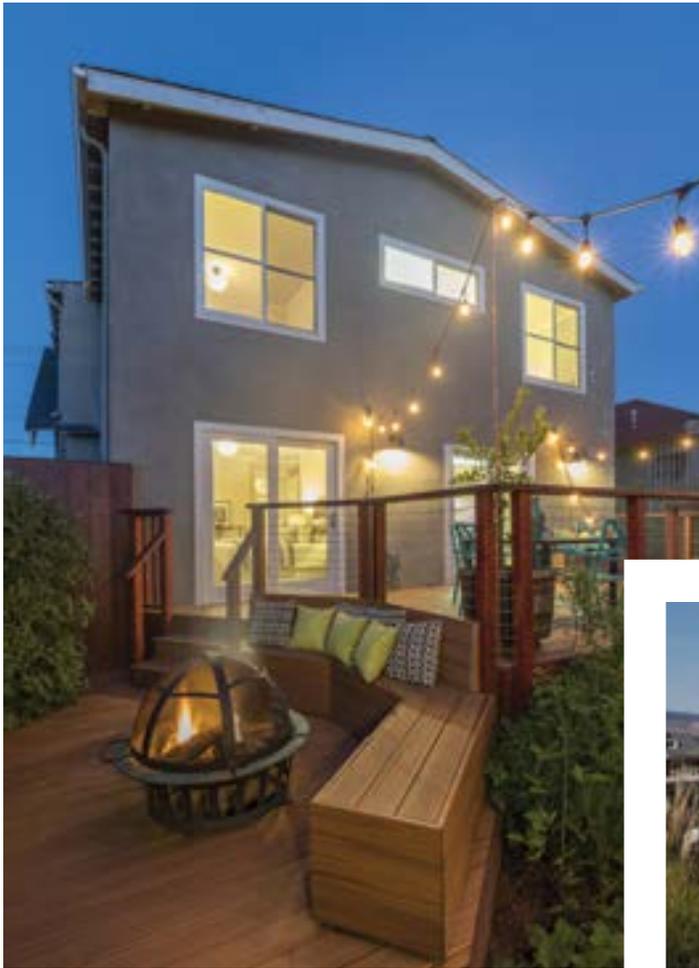


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Redo your outdoor space

Did we mention backyards are all the rage? Whether it's a sweet oasis from the bustling city or packed full of activities for the children, this time of year, the focus is outside.

"The trend of people turning their backyards into additional living spaces is very popular right now," explains Donna O'Connell, Reno division president with Toll Brothers. "We are seeing folks creating dining areas with comfortable seating, kitchens, water features, and firepits."

Rob McCalla, president of Reliance Grounds Management Landscape & Maintenance in Reno, echoes the sentiment and encourages homeowners to get creative.

"It is patio season and everyone loves an outdoor escape," he notes.

Whether planning for the backyard or a restaurant dining area, McCalla says, there are several ways to bring personality to the space.



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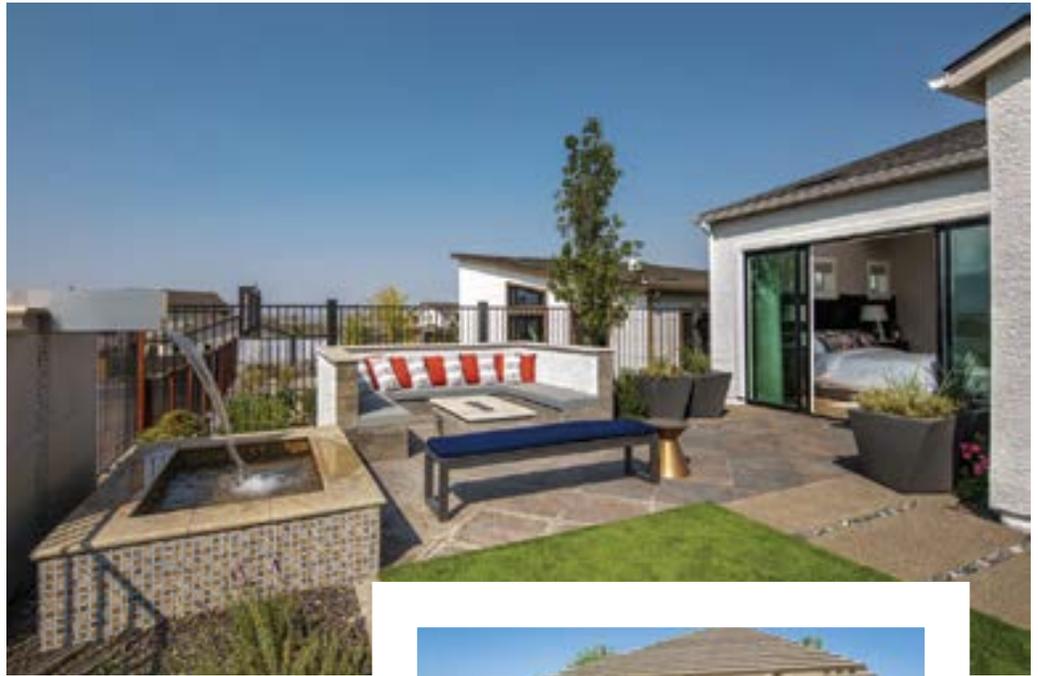


He adds, "Firepits are a great gathering area; pavers work well for aesthetics in entertainment areas. Water features create a wonderful ambience with their background noise. You can add your pizzazz to it; put yourself in a nice, beautiful setting.

"Create an ambience that allows guests to interact in a unique atmosphere that is unlike what their day-to-day surroundings are."

If you're considering a backyard revamp, keep in mind that lead times for materials can be extensive. Charlotte Michaels, owner and founder of Transcend Interiors in Reno, explains that even for outdoor furniture, lead times can reach three to five months.

"We're going through such a weird time in design and furniture because of COVID-19," she explains. "Suppliers are having trouble shipping things overseas, and there's a really big demand."



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Michaels works with several U.S.-based companies and has had success with truncated delivery timelines. She notes, "If you're going to have a party in the fall and want to bring in new pieces, now is the time to order. Working with a professional designer can help because we have accessibility to resources and know where to look."

When it comes to garage spaces, Dan Du Mond, design manager at California Closets in Reno, says the company has organizational options available with normal installation schedules. He adds, "It's nice to showcase a well-organized garage, in addition to the backyard. We're finding our customers are looking for cabinets and tool and garden storage solutions."



Appliances are on overdrive

With temperatures rising, those appliances meant to keep the house cool often are running to exhaustion. Should the air conditioner be on the fritz, it's important to call for repairs ASAP. Rickey Hayes, marketing manager at Sierra Air in Reno, offers peace of mind with technicians available for service calls 24/7.



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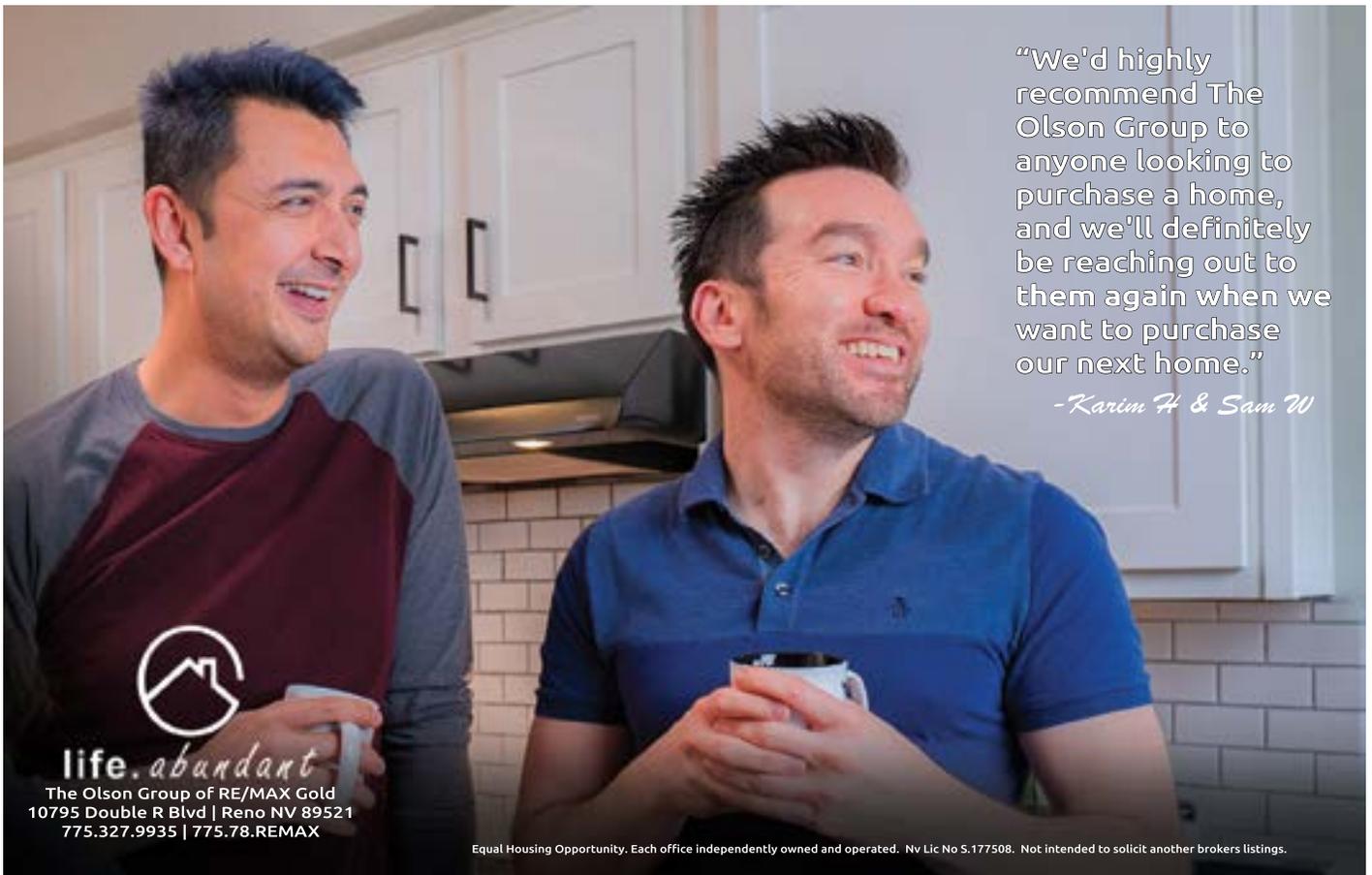
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"We know how uncomfortable it is to have a unit go out in the middle of summer," he says. "Even if the air conditioner seems OK, it's important to have an annual checkup, and better to schedule now so we can take a look toward the end of summer."

It's the same story with lead times for appliances, including everything from cooling units and furnaces to ovens and refrigerators. Steve Gunderson, kitchen designer for Cxyz's Appliances in Reno, agrees that maintaining appliances is key right now.

"Make sure you're taking care of your outdoor and indoor appliances because there is not much available right now," Gunderson explains. "If someone comes asking for an outdoor refrigerator because they've neglected it this year, they're probably not going to get it until next year."



"We'd highly recommend The Olson Group to anyone looking to purchase a home, and we'll definitely be reaching out to them again when we want to purchase our next home."

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The housing market is hot

"Historically, July and August are our highest inventory months with the most transactions. Therefore, we might see a break in the housing shortage, but I'm not expecting it to be dramatic," exclaims Sam Olson, team lead/owner of The Olson Group of RE/MAX Gold in Reno. "We think it's because of 10 years of bad planning on the national level. The housing shortage is going to continue, and pricing will be very strong. It'll remain a very competitive market."

Olson urges homebuyers to be prepared to put their best foot forward, explaining that most offers are not receiving counteroffers from sellers. He adds, "Repair requests are almost nonexistent right now, but you should get inspections so you know what you're taking on. Don't fall in love with the house until it closes. You can like it, but don't start buying furniture. The third most common status right now is back on market."

For those looking to sell their homes who may not have air conditioning or flourishing outdoor spaces, Karen Walker Hill, residential specialist for Ferrari-Lund Real Estate in Reno, says the fall months are prime for putting it on the market.



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"If you are holding off on selling your house because it's too hot in the summer and you don't have great shade, now's the time to start getting it ready," she notes. "Buyers will still be in abundance during the fall months, and that way you get your house on the market before the holidays."

While interest levels remain low, Shane Braninburg, mortgage consultant with Big Valley Mortgage in Reno, suggests looking into debt consolidation.

"With rates at historic lows and property values going up, it may make sense to refinance your home. There are many reasons, whether you are looking to lower your interest rate, shorten the term of your loan, lower your payment, renovate your home, or get cash out," he adds.

A special place in Downieville

Anyone who has stayed at Sierra Streamside Cabins knows the tranquility of this favored spot nestled in the North Fork area of the Yuba River on scenic Highway 49. With full-hookup RV sites skirting the river and five cabins available for visitors, this has been an outdoor enthusiast's destination for years.

This summer, owners Jim Johnston and Yvonne Warner are placing the entire 24-acre property, including the five cabins and 4,000-square-foot main house, on the market.



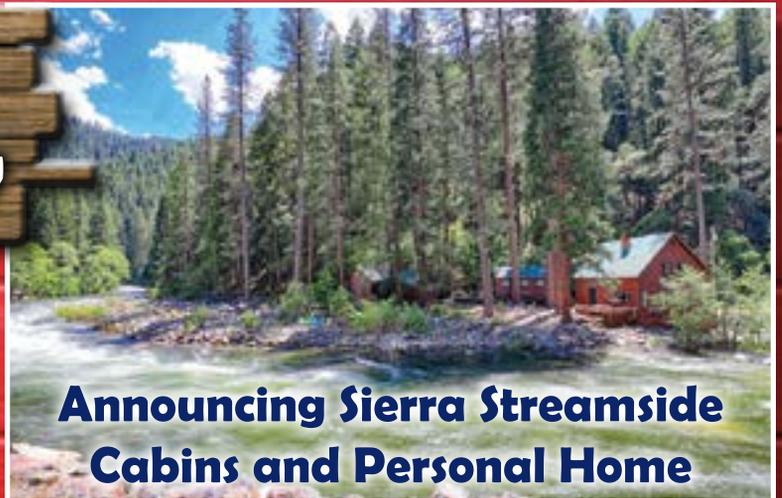
Exceptional Opportunity

Live the dream of residing in an evergreen forest and hosting guests in rustic cabins and full-hookup RV spots along the picturesque Yuba River in Downieville, Calif. World-class hiking, biking, fishing, boating, golfing, and shopping are all nearby.

For more information, call
Brinn Talbot at Compass at
530-448-2774 (cell)

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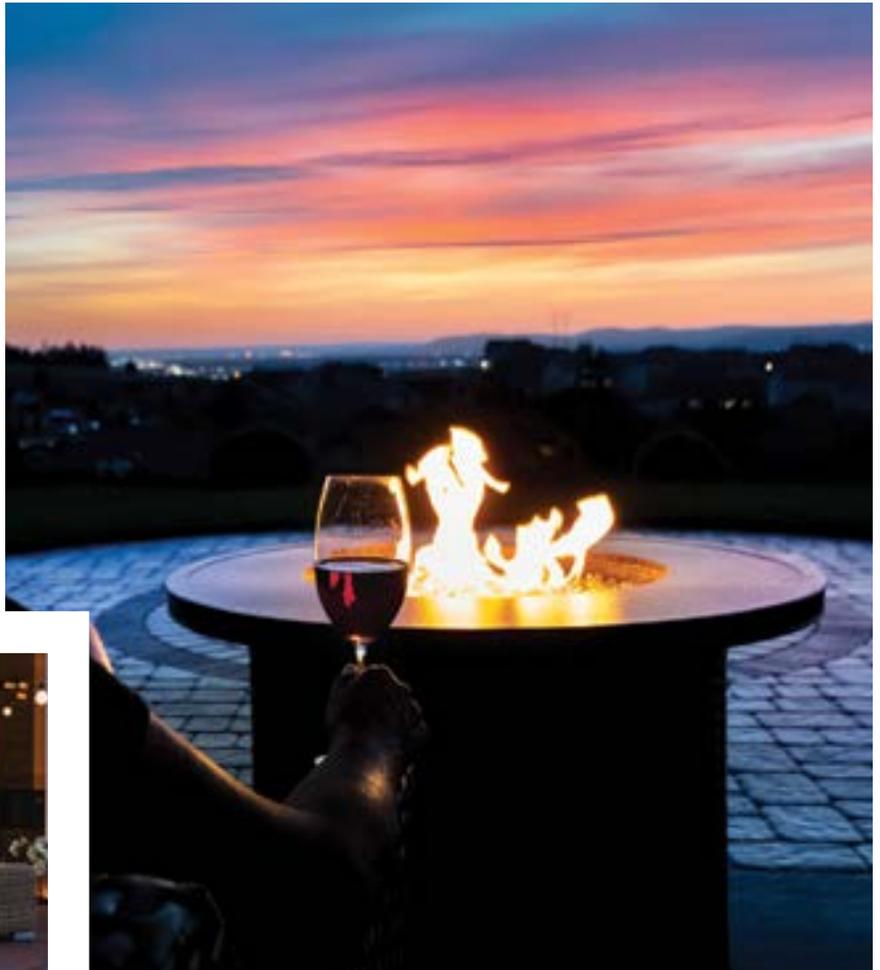
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"This is an amazing opportunity for someone looking for a wonderful place to live and bring travelers to," Johnston says. "We have 1,500 linear feet of river coverage that is great for fishing, seeing wildlife, and being outdoors. We're three miles from the nearest neighbor with Downieville and Sierra City close by."

Those interested in purchasing Sierra Streamside Cabins should contact Realtor Brinn Talbot with Compass at [Compass.com](https://www.compass.com).

Backyard renovations, appliance upkeep, and the booming housing market should be top of mind for homeowners this summer. And, if not, there are always local professionals ready to shine the light on the season's trending topics. ❖



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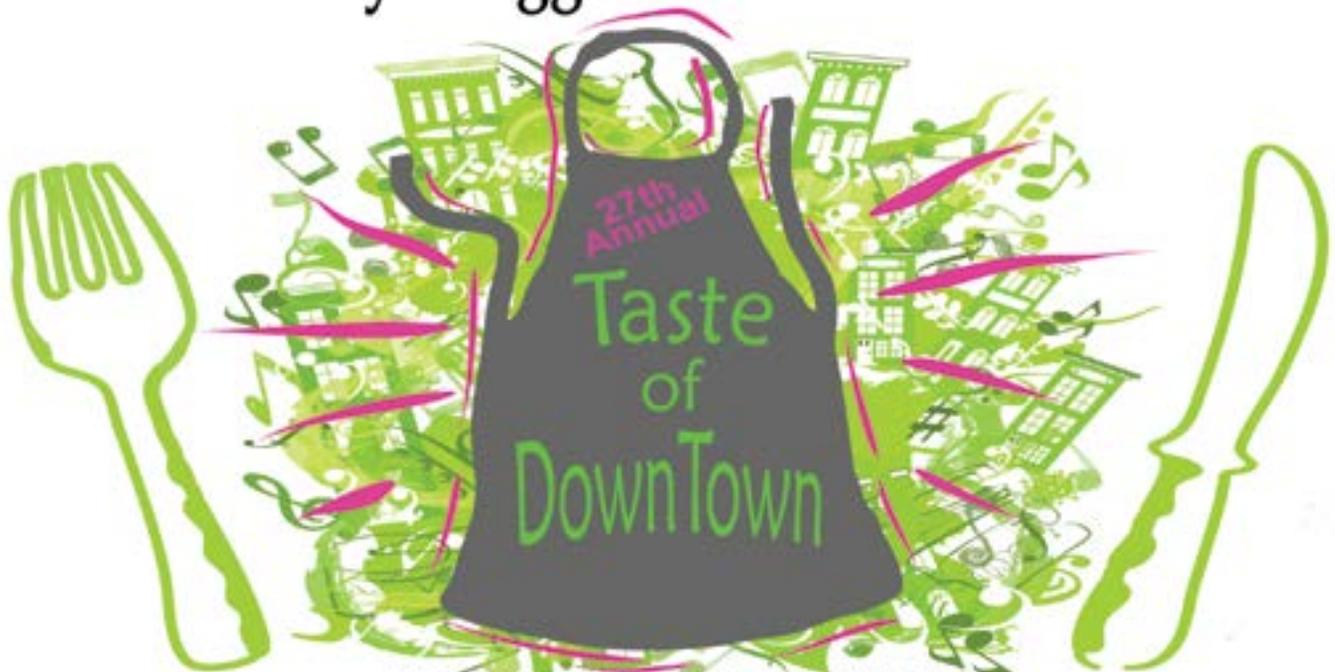
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