

SPECIAL ADVERTISING FEATURE

Home *Guide*



Summer in the Sierra

Enhance your outdoor space and learn more about the market with advice from local experts.

WRITTEN BY HEIDI BETHEL

It's the most wonderful time of the year! With amazing weather, tons to do, and the opportunity to enjoy being outside, Reno-Tahoe shines during summer months. And we've heard from local experts about bright ideas to keep in mind as you soak up that vitamin D and enjoy a relaxing summer at home.



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COMPASS

Summertime Market

Sam Olson, team lead/owner of The Olson Group of RE/MAX Gold in Reno, expects to see a more robust housing market than what took place last summer, but not as much as the previous two years before that.

"The national forecast is a 25-percent reduction of sales from the peak of COVID-19," Olson says. "It may be a little more in our area because our prices went so high, so fast. The median buyer in another market may be looking at an entry-level home here. What we're also seeing is good homes that are well cared for and reasonably priced are selling quickly. Anyone interested in entering the marketplace should reach out to a professional."



Backyard of a home at Toll Brothers' Cinnamon Ridge community

Karen Walker Hill, residential specialist for Ferrari-Lund Real Estate in Reno, echoes Olson's sentiment.

"Inventory is still amazingly low and interest rates have flattened out; they're not going up or down," she adds. "We're seeing multiple offers on properties, especially those under \$500,000. The summer is a chance to let the beautiful outdoors take center stage, a time to sell the house with a pool and amazing outdoor space because people are going outside now after the big thaw."

Another consideration is the start of the new school year. Betsy Caron, Realtor with Chase International Real Estate in Sparks, explains, "Now is when a lot of families are out there looking for homes and keeping the zoning for schools in mind. If you're looking to buy, summer is typically a time when more houses are on the market because yards and entryways are in full bloom. They are the cover to the book of the home, and it's beautiful from a seller's standpoint. It's the time we all enjoy before we reset going into the fall."



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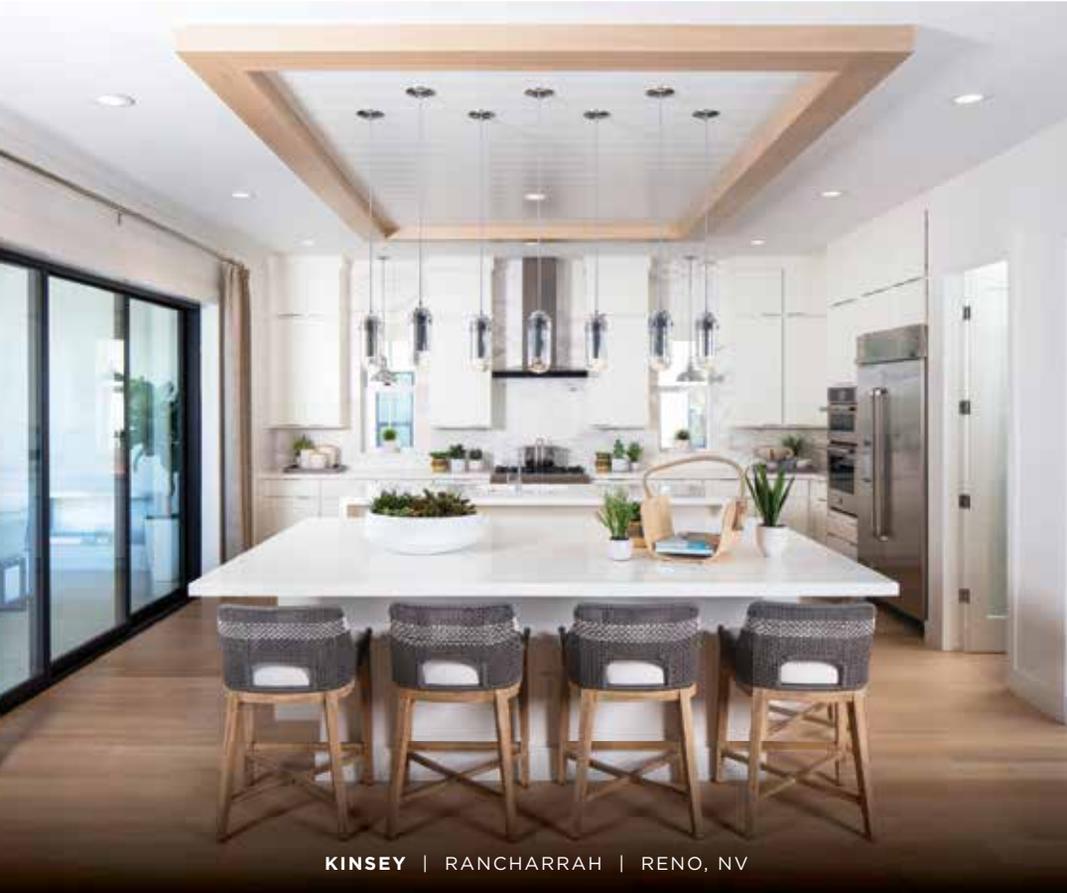
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The Beauty of a Tahoe Home

Owning a second home at Lake Tahoe offers an enticing combination of natural beauty, recreational opportunities, and other exciting prospects. Nestled in the Sierra Nevada, this picturesque destination is renowned for its crystal-clear lake, stunning alpine landscapes, and year-round outdoor activities. Whether you enjoy skiing in the winter, boating on the lake in the summer, or hiking the scenic trails, Lake Tahoe offers something for everyone.

"Owning a home here allows you to escape the hustle and bustle of city life and immerse yourself in a serene mountain retreat whenever you desire," says Lauren Gaeding, marketing manager for Engel & Völkers in Incline Village and around Lake Tahoe. "Additionally, Lake Tahoe's popularity as a tourist destination ensures a steady stream of vacationers, opening up the door of opportunity.

"Furthermore, owning a home in Lake Tahoe provides the opportunity to create lasting memories with loved ones and friends, whether it's gathering around a cozy fireplace during snowy evenings, hosting summer barbecues on the deck overlooking the lake, or hitting the links," she continues. "With its breathtaking scenery and recreational allure, Lake Tahoe offers an idyllic setting for those seeking to own a home that combines relaxation, adventure, and many more benefits."



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Outdoor Living

Appealing outdoor areas that are furnished with style easily become an extension of the indoor living space and boost the value of the property. Leslie Davidson, licensed real estate salesperson with Compass in Reno, encourages readers to take advantage of the spaces they already have.

"If there's an opportunity to create a shade structure, it can make an area much more comfortable because you avoid scorching-hot surfaces," Davidson says. "In the winter, heating elements can help extend the usable season for outdoor spaces. It makes a big difference if you can install a fireplace, freestanding heater, or fire pit, even commercial-grade heaters. The climate control in an outdoor space is important and will affect how often the space will be used."

Toll Brothers has long shared an appreciation for the outside and builds homes that embrace indoor/outdoor living.



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Tom Reardon

ENGEL & VÖLKERS RENO



As a 30-year Reno/Lake Tahoe resident, Tom is constantly amazed by northern Nevada's natural beauty and vistas which translate into an incredible quality of life.

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Anna Karelis

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Her love of the real estate industry evolved from being a homeowner/investor herself. She understands that the right property can change someone's life.

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“Covered decks and patios are popular places to entertain,” says Donna O’Connell, Reno division president of Toll Brothers. “While ample, comfortable seating is a necessity, you don’t want to overcrowd the space with furniture. A sofa and two chairs, centered by a coffee table, is a foolproof layout that works in almost any space. To accommodate more people, two loveseats or a sectional, coupled with a mix of chairs and end tables, makes an inviting arrangement. A large deck or patio can be made to feel more intimate by creating several conversation areas, each of which can be further defined by an outdoor area rug.”





Celebrating its one-year anniversary this August, LCDmodern is located on the corner of West Moana Lane and Lakeside Drive in Reno. This modern lifestyle boutique is filled with furniture, gifts, and décor unique to the area that people can get quickly and avoid any supply chain delays. Owner Linda Demers sources great summer finds from around the world.

"We carry a new line of outdoor metal furniture that is great for Reno-Tahoe living," Demers says. "We are also the exclusive Northern Nevada dealer of Gus* Modern furniture and Pablo Design Lighting. Our goal is to find modern brands you can't buy anywhere else in our community. Emu is new to our area with durable, stackable, stylish outdoor furniture. We also carry Italian indoor/outdoor rechargeable lights that are fantastic for this time of year because you can set them on your patio or porch to light up the area like it's an outdoor living room."



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When it comes to countertops for outdoor kitchens and barbecue spaces, granite and natural stone are ideal. 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 that these materials do not expand or contract with the changing seasons.

“For those looking to do backyard remodels or add a little something extra to their spaces, new exterior stone is just the trick,” he says. “In freeze-thaw areas like Tahoe, you don’t want to have laminated surfaces or use quartz for many reasons. You might even consider wrapping vertical surfaces, including bench posts and exterior columns, to make for an even bigger moment outside.”



Kitchen design in Lakeridge, Reno by Curtis Bros.

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Plan for Projects

Now is the time to take a look around and determine what projects will be on the docket for next year. With a residential remodeling checklist, Steve Gunderson, project manager with Curtis Bros. Construction Inc. in Reno, provides insight into considerations, action items, and requirements for a remodel.

“Have your contractor lined up and plans started earlier than you think is essential,” Gunderson explains. “We have a handy checklist to help clients get their ducks in a row before construction begins.”

For information about what to plan for and expect with your residential remodel, visit Curtisbrosinc.com.

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Jean Merkelbach

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Jean Merkelbach is a powerful leader in luxury real estate—specializing in Lake Tahoe, Reno, and the beautiful Carson Valley. Jean consistently ranks among the top agents for Engel & Völkers in the Americas—ranking #1 in 2021 and #1 in 2022 in the state of Nevada.

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Support Local Farmers

Summer in the Reno-Tahoe region is in full force with backyard barbecues and a jam-packed social calendar of outdoor events. It's also the time to support our local farmers' markets (see *edible* Reno-Tahoe's farmers' market guide on page 120). More than just seasonal produce, farmers' markets stem from deeply rooted beliefs about drawing communities together.

Sierra Sotheby's International Realty's Farmers' Market Resource Guide will help you select the choicest ingredients, secure your CSA subscription, and find you greeting friends and neighbors. Secure your free copy at Sierrasothebysrealty.com/blog.

As Jenny Johnson, president and corporate broker, shares, "We take pride in supporting local businesses and being your source for real estate guidance. We sell community. And that's good for farmers, consumers, the environment, and your taste buds."



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Desert Wind Homes
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**Karen Walker Hill,
Ferrari-Lund Real Estate**
Ferrari-lund.com

LCDmodern
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Leslie Davidson, Compass
Compass.com

Majestic Marble & Tile
Majesticmarbletile.com

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Novatileandstone.com

**Sierra Sotheby's
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Sothebysrealty.com

**The Olson Group of
RE/MAX Gold**
Olsonrealestategroup.com

Toll Brothers
Tollbrothers.com



This season, as you step outside to enjoy products from a farmers' market in your charming outdoor spaces and consider future real estate plans, remember there are many professionals who can offer valuable insights to benefit from for years to come. ❖



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