

# KEVCO NEWS



*We all know that the market has been crazy in Fort Collins over the last year and a half, but we are starting to see some inconsistencies in the market even week to week. Going into August we started to see a little bit more inventory hit the MLS, and a lot of properties that were overpriced in the \$250,000 to \$350,000 price range.*

*The interesting thing is that they have started to stay on the market longer if overpriced, and we even are starting to see some price reductions for homes that may have been trying to reach too far on price.*

*What this means is that your opportunities as buyers and sellers are changing at the most rapid pace I have ever seen. While that can be frustrating at times, it also means that your ability to sell your home or purchase in the neighborhood you want to live in changes quickly. So one week might be slow, and the next it is back to multiple offers and over list price sales.*

*What this all boils down to is I, as your REALTOR, will watch the specific market that you are buying or selling in, and reaction times will be key to making the right decision. With markets getting more hyper-localized than ever, it is important to have me keep you informed on the exact type and location of home you are interested in.*

*If you or anyone you know is in the market to buy or sell a home or investment property, get in touch with me and we can talk about your specific market. Have a great month!*

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**UNDER CONTRACT: 1015  
Woodford Avenue**

*Charming Old Town bungalow only 3 blocks from City Park! 3 bedrooms plus an office, 2 full baths. Beautiful wood floors throughout the main living space.*



Contact Paul Hunter 970-673-7285



**PRICE REDUCED: 3709 N County  
Road 19**

*This 4 bed 2 bath home has a detached garage/shop area, and room for all of your toys on the huge lot. Brand new roof.*



**UNDER CONTRACT: 1550 Maple  
/street**

*Awesome brick home in west Fort Collins! Wood floors on the main level, finished basement, and enormous deck facing your backyard and currently unused publicly owned open space. Live only minutes to Old Town but with the feel of a rural property. Paul Hunter 970-673-7285.*

**UNDER CONTRACT: 2621 Rigden Parkway, B3**

*3 bed/3.5 bath, town home style condo in Rigden Farm. Features a 1/2 bath on the main floor with hardwood oak floor throughout. Upstairs is a large master bedroom with walk in closet and nice bathroom. Greg Rittner 970-682-3050*

## How to Prepare for winter – Greg Rittner

*Now that summer is drawing to a close, it is time to start thinking about preparing your home for colder weather. These steps, most of which you can do yourself, could lower your utility bills and protect your investment.*

### ❖ Tune Up Your Heating System

*For about \$80 to \$100, a technician will inspect your furnace to be sure the system is clean and in good repair.*

### ❖ Change and Test the Batteries in Your Smoke Alarms

*It is a good idea to check the batteries in your smoke detectors and carbon monoxide detectors at least once a year if not more often. Check both your battery-operated alarms and the alarms wired into your home electrical system.*

### ❖ Caulk Around Windows and Doors

*If the gaps between siding and window or door frames are bigger than the width of a nickel, you should reapply exterior caulk. Silicone caulk is best for exterior use because it will not shrink and it is impervious to the elements.*

### ❖ Clean the Gutters

*If your gutters are full of debris, water can back up against the house and damage roofing, siding and wood trim -- plus cause leaks and ice dams.*

### ❖ Turn Off Exterior Faucets

*Un-drained water in pipes can freeze, which will cause pipes to burst as the ice expands. Start by disconnecting all garden hoses and draining the water that remains in faucets. If you don't have frost-proof faucets turn off the shut-off valve inside your home.*

### ❖ Drain Your Lawn-Irrigation System

*Draining sprinkler-system pipes, as with spigots, will help avoid freezing and leaks. If you have not done this yet, it would be a good idea to contact a local landscaping company to blow out your sprinkler system to prevent and damage to your system due to the falling temperatures.*

### ❖ Restock Winter Essentials

*Do not wait for the first winter storm to restock cold-weather essentials, such as salt, ice melt, or sand. Other items to think about now are items like shovels or snow blower. Think about whether or not you need these items now and beat the rush of people when the first storm comes.*



EQUAL HOUSING  
OPPORTUNITY

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