



970-682-3122

383 W Drake Rd #204
Fort Collins, CO 80526



Devin A. Martinez



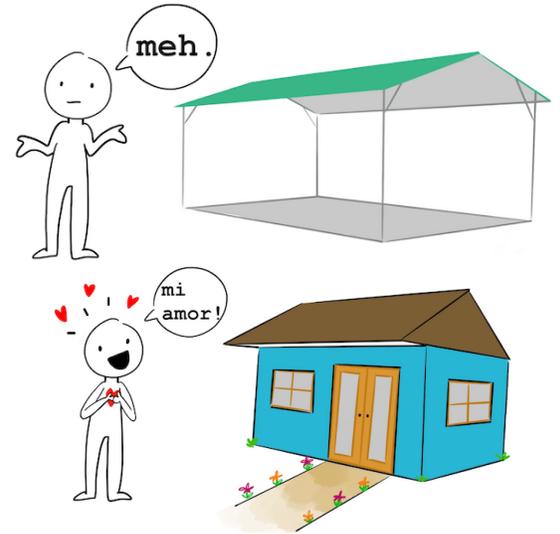
Angie Trybe

NAVIGATE
NOCO



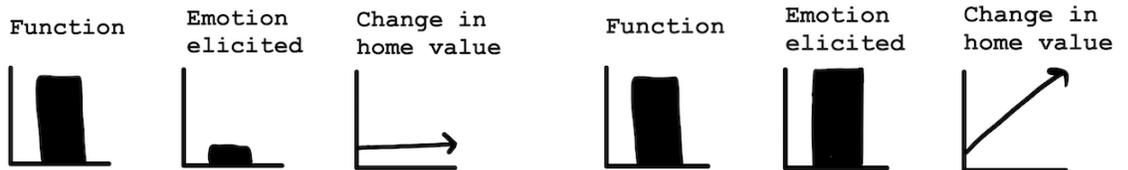
I Wanna Know What Love Is

My buddy Tal had a backyard carport blow over. He called to ask my opinion — should he replace it or use the money on a different improvement? He wondered what would create the most market value. I suggested a carport may be functional, but it is undoubtedly boring. Nobody falls in love with boring -- whether the object is a carport or otherwise. Put simply, **ignoring a buyer's emotional response could mean lost value potential.**



I recommended Tal put the money into a cute shed/backyard studio, which would be both functional, and, if done the right way, potentially love inspiring. It would cost more, but in this case, it would be money well spent; in this case, spending a bit more would be a wise investment.

What we ultimately want you to know is 1) there is no formula, and 2) **while there are exceptions, making a change to your home (functional or otherwise) is generally only as valuable as it is lovable.** A moving target to be sure, but you're not in this alone -- we're here to help. If you know us at all, you know we're happy to help, regardless of whether you're selling. We'll help you make wise/informed choices either way.



NOCO EVENTS

Fort Collins

Dirty Dog Wash - Animal House Rescue & Grooming is holding its annual fundraiser on July 14th between 10:00 am to 2:00 pm at Bath Garden Center and Nursery. For a measly 10 bucks (what a bargain!) they will bathe your dog and maybe your kid (maybe not, but you could try!). Human and dog treats provided, and all proceeds benefit Animal House Rescue.

Loveland

Movies on Main - Every Friday (June 29th through July 27th), movies will be played on the lawn of the Main Plaza at The Promenade Shops at Centerra. Bring your blankets & lawn chairs and enjoy kid-friendly films (and free popcorn & cotton candy)! Movies start at sunset.

What's Happening in July

Wold Emoji Day - July 17 Junk Food Day - July 21 Cousins Day - July 24



NAVIGATE

RESIDENTIAL, LLC

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RETURN SERVICE REQUESTED



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FEATURED NEIGHBORHOOD

Top 5 Most Useful Life Hacks

(NavigateBlog.com/life-hacks/ for pictures and video)

Devin:

5. No longer do I have to choose. With my DeskCycle 2, I can [work AND burn calories](#) at the same time.

4. I've recently expanded my use of the DayOne app. Along with family journals, I now use DayOne to keep track of yard work, receipts and more.

3. I've tried many different ways to keep shoes organized in my family, but nothing stuck until I created my ['wall of shoes'](#) in our garage. All you need is a little wood, some nails, and a hammer.

2. I hate clutter. This compulsion led me to use velcro to attach my work computer (a Mac Mini) & external hard drive [to the underside of my desk](#) (clearing up space up top).

1. ['Alexa](#), add Apple Jacks to the shopping list.' Adding items to our shopping list as we think of them has meant fewer things are forgotten at the grocery store.

Angie:

5. I like to take a picture of what's inside my fridge & pantry before going to the store so I don't forget what we already have.

4. When we only have the heel of the loaf of bread, and my kids are hungry, I turn the heel outward sides inward and they never know their PB&J is different.

3. I'm not a fan of ironing so I either hang the clothing in the bathroom during a steamy shower or throw it in the dryer with a wet washcloth -- bye bye wrinkles!

2. When my husband got a new coat, it had a lot of static cling. I put a safety pin at the bottom of the coat -- static cling was gone!

1. An old trick my grandma taught me -- put a bright ribbon on your luggage and you'll spot your bag every time and hopefully keep anyone else from taking it!

The Gates at Woodridge

Average Price Per Year



\$358,843



\$388,181



\$473,811



\$508,178

You'll love The Gates if:

- You want a larger (3000-4000 SF) home.
- Quick/easy (no crossing of streets) access to elementary & middle schools is important to you.
- You like the outdoors (mtn biking/hiking trails are just a few minutes away)

You won't love The Gates if:

- You want a Ranch style home. There are a handful in this neighborhood, but not many.
- You like a clean house, but you don't have much time to keep it that way (these homes aren't small).
- Quick access to I-25 is vital.

What you need to know:

- We love that it is possible to get to Fossil Creek & Spring Creek Trails without ever having to cross a street.
- Many of the homes (at least 50%) in this subdivision backup to a greenbelt and/or a trail.