



970-682-3122

383 W Drake Rd #204  
Fort Collins, CO 80526



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NAVIGATE  
NOCO



## Thank You, Gracias, Takk, Mercie...and a Summary

In our last newsletter of 2018, we've decided to compile some of the highlights from our previous articles. But first, we'd like to say "thanks!" for all of your support this last year. We always appreciate newsletter feedback, we appreciate the referrals and the opportunity to work with past clients, and we appreciate the friendship and loyalty. We are thankful to live and work in such a beautiful area and to be in a position to help such great people!

### Insurance Best Practice

There are "gaps" in every insurance policy -- make sure you know what they are on the front end (before something happens). *It's more important to know what ISN'T covered than what IS covered.*

### The "box" that houses your computer

Some of the things we do, while necessary, are not high on the value scale. Basic marketing (photos, flyers, yard sign), showing homes & filling in a contract are examples of things many agents could do.

### "...do not use a damaged power cord."

*If you're planning an improvement to your home, and if it elicits as much emotion as the reading of your TV user manual, then the (market) value added will be minimal.*

### Leverage: Your Role

In the home-buying process, it's your job to help us understand what is most important to you. It's your job to *really* think through what you can/can't live without.

### The Opposite

→ → DON'T ask your agent what ISN'T covered, base your choice of insurance company/agent on who is most willing to widdle down the price, and cross your fingers and hope for the best.

### vs. The motherboard & processor inside

The properties, personalities, (client) goals, etc., change with each deal. *The navigating of these varied circumstances and the communication of the risk/reward is why you hire us.*

### "...thus with a kiss I die."

→ → *If the improvement you've completed evokes a level of emotion akin to the reading of Romeo & Juliet, then you've hit a (market) value home run.*

### Leverage: Our Role

and It's our job to help you understand how rare (or common) a home may be and to offer a clear understanding of your leverage in a possible negotiation.

## NOCO EVENTS

### Fort Collins

**Santas Shopping Quest** - The Downtown Business Association is having a Santa Claus figurine scavenger hunt from November 23rd through December 16th. Visit Downtown businesses in search of each store's Santa figurine! It's free to participate, and there's a chance to win prizes! <https://downtownfortcollins.com/event/santas-shopping-quest/>

### Loveland

**Festival of Lights** - Downtown Loveland is holding a tree lighting ceremony in front of the Rialto on November 30th starting at 7:00 pm. The event is hosted by Ebenezer Scrooge and includes music, candlelight caroling, Santa & Mrs. Claus, and a horse-drawn carriage!

### What's Happening in November

Buy Nothing Day! - November 23rd



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## FEATURED NEIGHBORHOOD

## Our 5 Favorite Holiday Songs

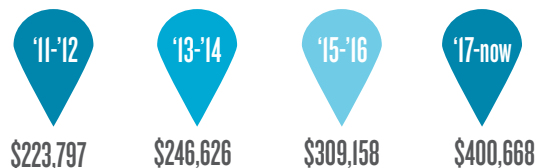
Devin:

5. The best 'fun' Christmas song has to be **Christmas in Hollis** by Run-DMC. We sing this a lot at my house!
4. **God Rest Ye Merry Gentlemen**. I particularly like the version sung by Barenaked Ladies & Sarah McLachlan.
3. Sinatra. **Have Yourself a Merry Little Christmas**.
2. **O Holy Night** is a beautiful song no matter who sings it, but my two favorite versions are by Weezer (yes, Weezer!) & Nat King Cole.
1. If you haven't heard Sufjan Stevens sing **Holy, Holy, Holy**, you should make a point to find it. One of the most beautiful songs you'll hear -- no matter the season.

Angie:

5. **Silent Night** reminds me of Christmas time growing up. Stevie Nicks' version is especially good.
4. Check out both Willie Nelson & Norah Jones singing **Baby, It's Cold Outside**. A great song to listen to while decorating the Christmas tree.
3. Ever since the show 'The Sing-Off,' I've liked the a cappella group Pentatonix. **Winter Wonderland/Don't Worry Be Happy** is just fun!
2. Lady Gaga's version of **White Christmas** is beautiful!
1. I like most of Michael Bublé's holiday songs, but my favorite has to be **It's Beginning To Look a Lot Like Christmas**.

## South College Heights Average Price Per Year



- Located in midtown Fort Collins, S. College Heights is near several restaurants, Whole Foods, King Soopers, and Foothills Mall.
- You'll find South College Heights east of College Ave, north of Drake Rd, west of Stover St, and just to the south of Spring Park.
- Mostly made up of Ranch style homes built in the 50s & 60s, South College Heights is known for its many large/mature trees, and the neighborhood is popular for those who want to remodel and update a home.
- Best of all (in our opinion), South College Heights is a short walk/bike ride from Spring Creek Trail. From this trail, it is easy to explore and experience all that Fort Collins has to offer!