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ENTER TO WIN A \$250 GIFT CERTIFICATE FROM ELEVATIONS REAL ESTATE!

Text, email me or scan the QR code by **March 27th** with your name, phone, and email to enter the Q1 drawing.



Community Events: Great Plates of Downtown Fort Collins

March 1 - 14, 2025

Great Plates of Downtown is an annual dining promotion in Fort Collins, Colorado, where participating restaurants offer special meal deals to celebrate the local culinary scene while supporting a great cause. This event benefits the Food Bank for Larimer County.

- Ace Gillett's Lounge & Supper Club
- Austin's America. Grill
- Avogadro's Number
- Beau Jo's Colorado Style Pizza
- Ben & Jerry's
- Big Al's Burgers & Dogs
- Bistro Nautille
- Blue Agave Grill
- Breckenridge Brewery
- Butterfly Cafe
- Comet Chicken
- Coopersmith's Old Town BrewPub
- The Corner Silice
- The Crooked Cup
- The Emporium: An American Brasserie
- Foco Cafe
- Gilded Goat Brewing Company
- Illegal Pete's
- Japango
- Kitwins Chocolates, Fudge & Ice Cream
- La Boutique
- LaPiadina - Italian Flatbread
- Lulu Asian Bistro
- Mary's Mountain Cookies
- The Melting Pot
- Mugs at CSU & Mugs at Old Town
- Persimmon
- Philippe French Bistro
- Pure Green
- Rare Italian
- The Regional
- The Reserve by Old Elk Distillery
- Restaurant 415
- Rio Grande Mexican Restaurant
- Rodizio Grill
- Scrumpy's Hard Cider Bar
- Silver Grill Cafe
- Social
- Sonny Lubick Steakhouse
- Speak Cheesy Lounge at Slyce Pizza
- The Still Whiskey Steaks
- Stuff A Burger Bar
- Sushi Jeju
- Tom Kha Thai Asian Bristro
- Union Bar & Soda Fountain
- Uno Mas Taqueria Y Cantina
- Urban Egg
- Walrus Ice Cream
- The Welsh Rabbit Cheese Shop
- Yellow Crunch

2025 Quarter 1
NEWSLETTER



Qualified Senior Primary Residence: AKA 'New Portable Senior Exemption'

If you're a senior in Northern Colorado and are considering applying for the new senior property tax exemption, it's important to be aware of the updated criteria and the upcoming deadline of March 15. If you have questions about whether you qualify or need help navigating the process, I'm here to assist you!

I offer free consultations and can help you determine if the exemption is right for you. With the real estate market continually evolving, it's crucial to stay informed about all the ways you can save on your property taxes.

The exemption will be available IN TAX YEARS 2025 AND 2026 to senior citizens who previously had a senior tax exemption in any Colorado county, and lost their senior tax exemption in the period of time from January 1, 2020 through December 31, 2024. The senior citizen must have owned their current primary residence by January 1 of the year of application.

The application deadline for 2025 is March 15. Contact me for the application and instructions for your county.

Don't hesitate to reach out—let's make sure you're taking advantage of every opportunity to reduce your property tax burden!

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Evolving Homebuyer Preferences: What's Trending in 2025

The way people think about homeownership is shifting, and 2025 is bringing some exciting trends to the real estate market. Homebuyers today are looking beyond square footage and focusing more on lifestyle, wellness, and sustainability. If you're considering buying, selling, or upgrading, here's what's shaping buyer preferences this year.

1. Move-in Ready Condition

I have personally seen this as I've shown buyers or when reviewing listing feedback, but also, "Bright MLS" did a study between December 15-16, 2024, and 56.1 % of Buyers want a home with no repairs or major improvements needed, and another 37.8% said that buying a home that was move-in-ready condition was "somewhat important" to them. That's a vast majority, so it's something to prioritize.

When getting a home move-in ready, the best money to spend is typically on major updates like a fresh coat of neutral paint throughout the interior, kitchen upgrades (new countertops or appliances), updated bathroom fixtures, new flooring in high-traffic areas, and necessary repairs to major systems like plumbing, electrical, or HVAC, as these improvements generally offer the highest return on investment and appeal to the most potential buyers.

2. Nature-Inspired Design & Wellness at Home

The trend of bringing the outdoors inside is gaining momentum. Buyers are drawn to high ceilings, large windows, earthy color palettes, and natural materials like wood and stone. These elements create a calming,

organic aesthetic that makes a home feel more connected to nature. Open floor plans with plenty of natural light remain in high demand. Health and wellness have taken center stage, and buyers are prioritizing homes that support their well-being. Features like home gyms, saunas, meditation rooms, and air purification systems are becoming must-haves. A home isn't just a place to live—it's a personal retreat, and today's buyers want spaces that enhance their daily wellness routines.

3. Smaller Homes, Walkable Communities

Bigger isn't always better—many buyers are opting for smaller, more efficient homes in walkable neighborhoods. Proximity to local shops, parks, and dining options is becoming a key factor in home searches. Buyers are looking for communities where they can easily access amenities without relying on a car, creating a more convenient and sustainable lifestyle.

What This Means for Sellers

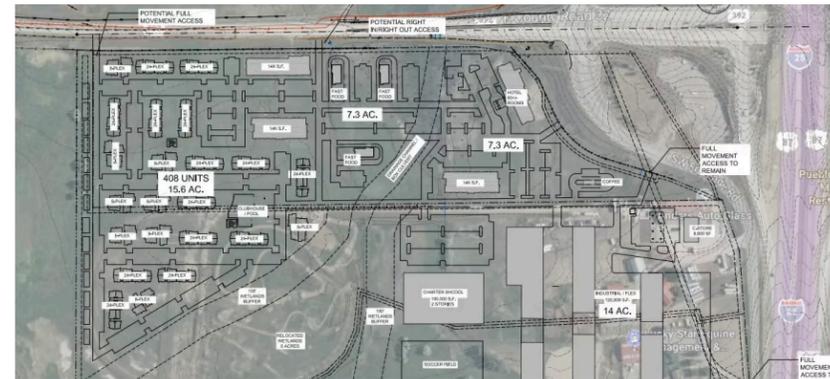
If you're planning to sell, highlighting these features can make your home stand out. Consider staging spaces that promote wellness, enhancing natural lighting, or emphasizing the benefits of your home's location.

As homebuyer preferences continue to evolve, staying ahead of these trends can help you make smart real estate decisions. Whether you're buying, selling, or just curious about the latest shifts in the market, let's chat!

Exciting New Developments Transforming Northern Colorado

The landscape of Northern Colorado is evolving, and with it comes some exciting new developments that promise to enhance our communities, boost property values, and create more opportunities for both residents and businesses. If you've been wondering what's on the horizon, here are two major projects that are set to make a big impact.

Mixed-Use Development Near I-25 & Highway 392 One of the most talked-about projects in the region is the proposed mixed-use development near I-25 and Colorado Highway 392. This project is designed to blend commercial and residential spaces, creating a vibrant community hub where people can live, work, and shop in one convenient location. With easy access to major highways and growing demand for walkable neighborhoods, this development could become a highly desirable area for homebuyers and businesses alike.



For homeowners, this means increased property values as the area becomes more desirable. For businesses, it presents a fantastic opportunity to tap into a thriving, built-in customer base. If you've been considering investing in property, keeping an eye on developments like this could be a smart move!

5-Acre Commercial Expansion in East Fort Collins

East Fort Collins is also gearing up for a transformation with a planned 5-acre commercial development. This project aims to bring new businesses, shopping options, and services to the area, enhancing the amenities available to residents. As Fort Collins continues to grow, developments like these help maintain the city's reputation as a great place to live and work.

For real estate in the area, commercial expansions often signal strong economic growth, which in turn supports residential property values. If you own a home nearby, this could mean more convenience and an eventual increase in your home's worth.

What Does This Mean for You? New developments are always exciting, but they also bring questions—how will they impact traffic, home values, and the overall feel of a neighborhood? If you're curious about what these changes mean for your home or investment goals, let's chat! Staying ahead of these shifts can put you in the best position to make smart real estate decisions.

2025 Free Days

Fort Collins

Fort Collins Museum of Discovery

- January 28
- March 11
- May 7
- July 5
- September 10
- December 12

Old Town, Fort Collins

While not technically a "free event," strolling through Old Town Fort Collins is always free! Take a walk down the charming streets, grab some local coffee, and check out unique shops and public art installations.

Windsor

- Windsor Farmers Market (Free to attend, May through October)
- Windsor Community Events: Windsor hosts numerous community events throughout the year, many of which are free to attend. Keep an eye on the local event calendar for festivals, concerts, and outdoor movie nights.

Loveland

Loveland Museum

- February 20
- April 25
- June 14
- August 8
- October 2

Berthoud

- Berthoud Public Library often hosts free family-friendly events, like storytimes and craft sessions. Keep an eye on their calendar for 2025 events!

For more free day opportunities throughout Colorado contact me.

