



Details of this home on pg. 3

Neighborhood Highlights

LOCAL STATISTICS

The new year got off to a good start and we're heading into the time of year when more listings should be hitting the market! This year is shaping up to be an active real estate market and we're ready for it! There are more buyers in the market right now than there have been in a while, which could be based on interest rates being a little lower, as well as home values. If you're a homeowner who's been waiting to sell, this may be the perfect time. Call a Rogue agent today to get started!

Figures now on Bend single family homes on less than an acre most recent statistics are as follows:

- * Homes for sale are currently at 226
- * Homes sold are currently at 98
- * Homes pending are currently at 92
- * The average price per square foot for sold homes is currently at \$340
- * The average active price is currently at \$678,000
- * The average sold price (under \$1M) is currently at \$627,000
- * There are 1.5 months of inventory currently on the Bend market.

This Issue

Neighborhood Highlights	P.1
Curves And Arches Are Back	P.2
Do These Things Before Listing	P.3
Low Cost Improvements	P.4
Make The Most Of Your Yard	P.5
Rogue Rentals	P.6
Events And Traditions	P.7
Happy Valentine's Day!	P.8

SYNTHETIC AND COMPOSITE COUNTERTOPS

New countertops have always been a major contributor to kitchen makeovers, and the range of choices has never been greater. Beyond laminates and tile, or natural stone, wood and bamboo, some durable acrylics have become quite popular.

But, there are also newer composite materials that offer advantages which might make them an ideal compromise between natural and synthetic countertops. Generically known as solid surface, engineered stone or quartz composite, they go by many different brand names, and have unique features not found in other surfaces.

For example, they tend to be harder and more durable and stain resistant than traditional countertops, because they are formed with a combination of natural materials and synthetic bonding compounds. The solid-surface types appear seamless, are made of about 2/3 mineral powders and 1/3 resin, and are available in a range of colors and designs that sometimes mimic nature (e.g., white marble). The quartz types are closer to 90% natural stone fragments with about 10% resin, so they are even harder by comparison, although the range of color and design options is narrower. Nowadays, with so much to consider, it's wise to consult a countertop expert about your material options and installation costs.



PRICE REDUCED!

\$739,000

805 Amerman Dr—Phoenix
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Amazing Home w/Stunning Views!



PRICE REDUCED!

\$699,000

3430 Prestwick Ct S—Salem
2 Bds / 2 Ba / 2,147 SF / .19 Acres
Highly Desired Illahe Hills Estates!



PRICE REDUCED!

\$630,000

8684 Wagner Creek Rd —Talent
3 Bdrm / 2Ba / 2188 Sf / 4.84 Acres
Peace & Serenity in the Foothills of Talent!



TRI-PLEX

\$1,188,000

688 SE Centennial St—Bend
Triplex—3 Bd Units
Completely Remodeled Inside!



\$815,000

ACREAGE

15780 SW Perch Rd—Terrebonne
3 Bdrm / 2 Ba / 1844 SF / 5.6 Acres



PRICE REDUCED!

\$375,000

94679 Raccoon Ln—Gold Beach
3 Bdrm / 2 Ba / 1350 SF / .52 Acres



\$650,000

19774 Buck Canyon Rd—Bend
7.17 Acres / RR10 Zoning



PENDING

\$745,000

Multi-Family!

190 Hargadine St—Ashland
Duplex + House On One Tax Lot



CURVES AND ARCHES ARE BACK THIS YEAR

Sharp edges will make way for softer shapes in your home this year, so expect to see more arched doorways and entries, curved furniture, and rounded sculptural forms. "Design trends always come back around, and we were just in a phase of modernism that included more square edges and straight lines," says Katie Siegel, interior designer at Rumor Designs. "Now we are seeing the pendulum swing in the opposite direction, with curves offering a softness that was not included in the last set of design trends."

Overall, the approach offers a more organic feel and an overarching sense of lightness. Siegel says the simplest way to incorporate this trend into your home is through furniture, such as sofas, chairs, vases, mirrors, and other small décor details. And if you're ready to go big? Consider springing for that arched doorway.

By: Wendy Rose Gould



PENDING

\$280,000

1235 NW Washington Blvd—Grants Pass
2 Bdrm / 1 Ba / 1494 SF / .16 Acres
Cute House with Curb Appeal!



\$385,000

504 4th Ave—Culver
3 Bdrm / 3 Ba
1800 SF / .11 Acres
Close To Schools, Stores and Park!

PRICE REDUCTION!

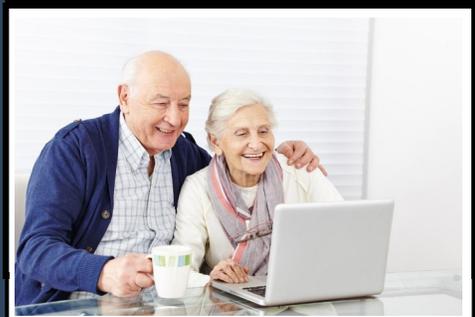
QUOTE OF THE MONTH

If everything seems to be under control, you're not going fast enough.

—Mario Andretti

DO THESE THINGS BEFORE PUTTING YOUR HOME ON THE MARKET

- 1. Find a listing agent**
Speaking of realtors, we highly recommend enlisting a professional real estate agent to list your home. You will be able to find an excellent realtor through Rogue Real Estate. When interviewing a listing agent, ask about their experience in your neighborhood, connections to potential buyers and social media expertise. The realtor should be able to give you a thoroughly laid out plan for how they are going to sell your home.
- 2. Buy more light bulbs**
Go ahead and stock up on light bulbs. When showing your house to potential buyers, all light fixtures and lamps must be turned on. For this reason, it's important that all lights in your home have working light bulbs.
- 3. Give your house a deep clean**
First impressions mean a lot. So, don't let foul smells, dirty floors or dusty surfaces make a bad one on a potential buyer. Before listing your home (and throughout the selling process), give your home a deep clean. This means cleaning toilets, wiping surfaces, mopping floors, cleaning rugs and scrubbing bathrooms. Consider calling in the professionals (think: Stanley Steamer and a housekeeper) to ensure that your place is in pristine condition.
- 4. Declutter the home**
Decluttering and organizing your space will go a long way in appealing to potential buyers. When a home is clutter-free, buyers can focus on the actual home instead of the excess junk, accessories and overflowing closets.
- 5. Call a handyman**
When getting a house ready to sell, you should have your handyman on speed dial. Make sure anything and everything that needs to be fixed (think: locks, hardware, leaky faucets, running toilets, cracks in the walls, broken appliances, squeaky doors, etc.) is fixed before listing a home. Otherwise, buyers may think your home hasn't been well taken care of, which can be a turnoff for many. Be sure to hire a handyman before and after your move.
- 6. Paint the walls**
Now's the time to repaint your home. Start by painting over those bright orange and green walls with neutral colors. Stick to whites, light grays, light beiges and "greige" wall colors. These shades will make your home appear bigger, brighter and more welcoming. Adding a fresh coat of paint to your home will also help cover the wall's imperfections and convey a blank slate to potential buyers.
- 7. Stage your home**
According to multiple studies, staging a home really can help it sell faster and for more money. Fortunately, staging your home's interior can be easy and affordable. Don't forget to also spruce up your home's curb appeal when staging the home. After all, the outside of the home is the first thing potential buyers will see when they arrive for a showing. So, make sure that the grass is cut, the yard is landscaped, and the knick-knacks are gone (think gnomes and children's toys). If your home looks a bit rundown, you should also consider adding a fresh coat of paint to the exterior walls.
- 8. Rent a storage unit**
When getting a house ready to sell, it's important to declutter and purge your belongings to clear the house of excess belongings. If you're willing to rent a temporary storage unit before selling a home, this will give you a safe and secure place to store all of your extra stuff when staging and showing the house.
- 9. Depersonalize your home**
When selling a home, you want to strike the perfect balance between depersonalization and the appearance of a warm, welcoming home. This means putting away most framed photos, bulletin boards and personal items (think photo albums, magazines, toys, awards, etc.) throughout the home. Leave a few nice, framed photos around the house to make the home more inviting.



What Is A Reverse Mortgage?

If you're a property owner who is at least 62 years old, you can borrow against your equity to get cash or a line of credit from a lender. However, unlike a regular mortgage, you aren't required to make monthly loan payments; you'll repay the loan when you or your heirs sell the house.

The most common type of reverse mortgage is known as a home equity conversion mortgage (HECM). These loans are backed by the Federal Housing Administration (FHA); borrowers pay an insurance premium in order to participate, which is used to fund FHA reserves. If a borrower fails to repay their loan, those reserves are drawn against to pay back the lender.

In addition to being at least 62 years old, there are a few other requirements to get an HECM:

- You need to own the home outright or have paid down a considerable amount of the mortgage.
- The property has to be your principal residence and you can't be delinquent on any federal debt.
- You will be subject to a credit check and other eligibility requirements.
- You must stay current on the property taxes, insurance and any homeowners association (HOA) fees.

If you are approved for a reverse mortgage, you have to sit through an information session given by an approved HECM counselor.

From The Cover...



8684 Wagner Creek Rd —Talent

3 Bdrm / 2Ba / 2188 Sf / 4.84 Acres

Peace & Serenity in the Foothills of Talent!

Listing Price: \$630,000



18625 Couch Market Rd —Bend

3 Bdrm / 2 Ba / 1907 Sf / 10 Acres

7 Stall Barn / Irrigated Pasture!

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Never give up on a dream just because of the time it will take to accomplish it. The time will pass anyway.
 -Earl Nightingale



1742 Alcan Dr—Medford
 3 Bdrm / 2 Ba / 1784 SF / .02 Acres
 Great opportunity! Ample Space!



4840 Brush College Rd NW—Salem
 4 Bds / 2 Ba / 3900 SF / 1.00 Acres
 Minutes From Town Yet Tucked Away!



104 S. 1st St—Ashland
 3 Bdrm / 1 Ba / 1,605 SF / .26 Acres
 Own An Historic Property!

LOW COST HOME IMPROVEMENT IDEAS

Boost Your Kitchen Storage
 Whether your kitchen is large or small, ample storage is always a selling point. Take advantage of an unclaimed wall or corner space with open shelves to keep dishes, spices, and frequently used cookware within easy reach. If you're an entertainer, consider mounting a wine rack next to or under upper cabinets.

Embellish The Entrance
 Millwork adds rich character to rooms throughout your home, so why not use it to dress up your curb appeal, too? Pull elements of indoor style outdoors to give your exterior a sophisticated look. Frame your front door with millwork, and paint it to coordinate with your home exterior.

Restore Shine To A Wood Floor
 The versatility and warmth of wood are incomparable to other flooring materials, but regular exposure to dirt, dust, and high foot traffic can leave it looking dull and distressed. Restore your floor's shine factor by polishing with a product that is specifically designed for hardwood floors. A wooden floor should be polished once a year and every four to six months in high-traffic areas of the home.

Give The Fireplace A Facelift
 Give a boring brick fireplace a modern makeover with a fresh coat of paint. Before you begin this home improvement project, thoroughly clean the fireplace to loosen grime. Apply a stain-blocking primer to the clean fireplace before you paint to help cover any soot stains. Consider a high-gloss paint for a beautiful, contemporary look.



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HOW HOMEOWNERS CAN MAKE THE MOST OF THEIR YARDS...EVEN IN WINTER

After almost three years of pandemic life, homeowners understand the significant value of having a yard.

Spending time outdoors at the height of the pandemic was a way to get fresh air, exercise safely, and expand living quarters. Now, nearing three years later, an outdoor retreat has become even more sought after, causing homeowners and design professionals to get creative in maximizing square footage.

Whether homeowners have a big suburban yard, rural acreage, or a small urban balcony, there are multiple ways to take advantage of the space, even in winter. They can pile on layers or follow the Swedish mantra of Friluftsliv, which translates to “open-air living and the value of spending time in remote locations for spiritual and physical well-being.”

The key isn't the size of their space, or which activities homeowners do, but taking advantage of Mother Nature's gifts—air, sky, clouds, sun, and greenery.

Millennials and other new homeowners have become particularly adept at using their yards for almost everything—from camping out with a tent and fire pit to organizing a staycation, or setting up an alternative office when they need a break from their indoor space, says Kris Kiser, president and CEO of TurfMutt Foundation (link is external), the education arm of the Alexandria, Va.-based Outdoor Power Equipment Institute, which encourage enjoyment of nature.

Kiser says there's even a new term for this trend, which doesn't need translation: Backyarding!

-Barbara Ballenger/Realtor Magazine

Valentine's Day Trivia...



Question: Cupid has what name in Greek mythology?

Answer: Eros

Question: When was the oldest-known Valentine's Day message written?

Answer: 1415

Question: About how many roses are sent for Valentine's Day each year?

Answer: 50 million

Question: On average, how many marriage proposals are there on every Valentine's Day?

Answer: 220,000

Question: When was February 14 first declared to be Valentine's Day?

Answer: 1537

Question: How much money do Americans spend on chocolate for Valentine's Day each year?

Answer: \$1 billion

Question: About how many Valentine's Day cards are exchanged every year?

Answer: 1 billion

Plan Bee

Honeybees are masters of Plan Bee; colonies are constantly changing up what they are doing to meet all that is fluctuating around them. It doesn't take long observing the little buzzers to appreciate their constant adjustments due to the changes in weather, nectar flow, and of course, The Queen.

Worker Bee planning during the busy population expansion months includes building Queen cups. Queen cups are little just-in-case cup shaped cells that the worker buzzers build on the wax comb where they can rear a new Queen. Then there are Queen supersedure cells; these peanut shaped cells are a more serious situation. A Queen supersedure cell means the colony has detected a problem with the health of the Queen, or the colony is growing so large the workers cannot detect a sufficient amount of the Queen pheromone so they are rearing another Queen as a part of the plan to swarm. These special cells take only 16 days until a new Queen emerges and changes the course of the colonies future.

That's when the beekeeper comes in.

If it's a matter of the old Queen needing to be replaced we remove the supersedure cell or pull out the frames with the supersedure cell and use them to create a new colony. This ensures that the new Queen will not be killed by the old Queen, there is only one queen per colony and sometimes the new Queen never makes it out of her cell alive. Also, by moving the new Queen, who is not yet mated, into a new colony we can introduce a proven mated Queen into the established colony eliminating the risk of losing the new Queen while she's out on her mating flights and ensure the continuation of the colony.

Now, if it's a matter the swarming, there's more to their plan and there's more in play. In addition to rearing a new Queen they've sent out colony Scouts to look for new real estate and slimming down the old Queen so she can make the journey to a new home. It's a similar beekeeper response; we will remove the supersedure cell and split the hive to create smaller colonies but sometimes once the colony has laid their best plans to swarm there is no turning back. It's Plan Bee again for the Beekeeper.

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63189 Lancaster St —Bend

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- 12 Mo Lease
- \$2700 Security Deposit
- Apply Online
- Tentatively Available Mid-Feb



\$2355/Mo

61442 Little John Ln—Bend

- 3 Bds / 2 Ba / 1472 SF
- 6 Mo Lease w/12 Mo Renewal Opt
- \$2855 Security Deposit
- Apply Online
- Tentatively Available Mar 3

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-Pearl Bailey



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Events & Traditions

VALENTINE CARDS: A LONG TRADITION



Lovers have been sending handwritten valentines to one another since the Middle Ages. The oldest known valentine still in existence today was a poem written in 1415 by Charles, Duke of Orleans, to his wife while he was imprisoned in the Tower of London following his capture at the Battle of Agincourt. The idea of exchanging valentines really caught on in Victorian-era England, however; and by the early 19th century, paper valentines with adornments such as lace and ribbons were being assembled in factories there.

It wasn't long before the notion of sending valentines made its way across the Atlantic. In the mid-1800s, a Massachusetts-based printer and artist named Esther Howland was among the first to produce Valentine's Day cards in America. Her elaborate designs included multiple layers, lift-up flaps and embossed flowers sure to impress their recipients.

Exchanging valentines has since become a deep-seated part of our American culture. Today, Valentine's Day is the second most-popular card-sending occasion in the U.S. An estimated 145 million greeting cards will be exchanged for Valentine's Day this year (source: Hallmark). That number doesn't even include children's packaged valentines – which adds many millions more to the number of valentines purchased.

FEBRUARY EVENTS

- **02/03/23 First Friday Art Walk**
6:00pm—9:00pm Downtown Bend
- **02/03/23 The Sound Of Music**
7:30pm—12:00am Tower Theater
- **02/08/23 The Wood Brothers**
7:00pm—11:00pm Midtown Ballroom
- **02/10/23 Jazz At The Oxford**
7:00pm—10:00am The Oxford Hotel Bend
- **02/17—02/19/23 OR Winter Fest**
12:00pm—11:59pm Deschutes Co Fairgrounds
- **02/26/23 Central OR Symphony—Winter Concert**
2:00pm—4:00pm Bend Senior High School
- **02/28/23 Take Me To The River: New Orleans**
7:30pm—11:00pm Tower Theater

MARCH EVENTS

- **03/03/23 Romeo and Juliet—Ballet**
3:30 pm Tower Theater
- **03/03/23 First Friday Art Walk**
3:00—6:00 pm Old Mill District
- **03/15/23 MANIA: The ABBA Tribute**
8:00pm Tower Theater
- **03/18/23 St Patrick's Day Dash**
12:00 pm Bend
- **03/24 & 03/25/23 Central Oregon Ag Show**
9:00 am Deschutes County Fair & Expo Center
- **03/28/23 The Sweet Remains**
7:30 pm Tower Theater
- **03/30/23 Always...Patsy Cline**
7:30pm Tower Theater



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**“All you need is
love. But a little
chocolate now and
then doesn’t hurt.”**

—CHARLES M. SCHULZ