



Details of this property on pg. 3

## Neighborhood Highlights

### LOCAL STATISTICS

Spring is in the air—judging by the local real estate market! Buyers are out in force searching for their perfect homes. Mortgage interest rates are down a little but if you want an even lower rate, consider a rate buydown to make your new home even more affordable. If you are considering selling your home, now is the perfect time. If you are looking to buy your first home or your forever home, now is a good time to get started in the process. 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 205
- \* Homes sold are currently at 106
- \* Homes pending are currently at 325
- \* The average price per square foot for sold homes is currently at \$319
- \* The average active price is currently at \$682,000
- \* The average sold price (under \$1M) is currently at \$642,000
- \* There are 1.5 months of inventory currently on the Bend market.

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## TIPS TO SELL YOUR HOME

If you've considered the pros and cons and decided to put your home on the market, here are some steps you can take to get the best deal possible.

- **Find a good local agent:** Advice and guidance from a professional real estate agent can be invaluable, particularly amid a hot or unpredictable housing market. A Realtor can help you create a game plan to get your home organized and in shape to present it in the most favorable light. Contact a Rogue Agent today!
- **Make repairs if needed:** To help land the best offer for your home, make necessary repairs. Sellers need to understand that they only have one chance to make a first impression. Your Realtor can walk the property with you and make suggestions for preparing your home to hit the market.
- **Declutter and stage the interior:** You should also make an effort to tidy and declutter your home, allowing prospective buyers to see the spaces clearly. Less is always more. The fewer items in a room, the larger it will feel. Remove any personal items and unnecessary furniture. If tidying is not enough, consider hiring a home stager. Staging can help show the buyer how to optimize the space.
- **Add curb appeal outside:** Your home's exterior is another part of making a good first impression, and it's worth freshening up the curb appeal before buyers see it. That can include improving or upgrading landscaping and walkways, or even be something as simple as a fresh coat of paint on the front door.





**\$512,000**

**3348 SW Salmon Ct—Redmond**  
4 Bds / 3 Ba / 1559 SF / .24 Acres  
*Beautiful Views and Room To Grow!*



**\$549,000**

**508 NW E St—A,B,C—Grants Pass**  
3—2 Bdrm / 1 Ba Units  
*Nice Triplex! Great Investment!*



**\$795,000**

**2549 E. Barnett Rd—Medford**  
.97 Acres / MFR-30 Zoning  
*Prime Development Opportunity for  
24 Unit Apartment Complex!*



**\$1,595,000**

**444 Union Ave TL 1700—Grant Pass**  
1.47 Acres / Zoned GC  
*Top Location in Desirable Growth Area!*



**\$374,000**

**13214 SW Cinder Dr—Terrebonne**  
3 Bdrm / 2 Ba / 1188 SF / 1.01 Acres



**\$189,000**

**3097 Old Highway 99 So—Roseburg**  
3 Bdrm / 1 Ba / 872 SF / .56 Acres  
+ 700 SF ADU



**\$209,900**

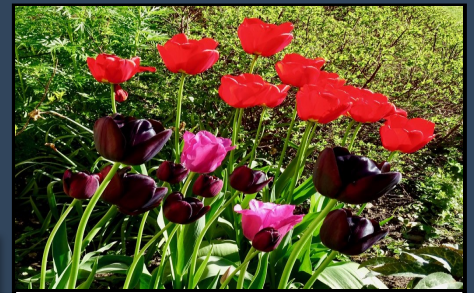
**733 E. Milton St—Lebanon**  
3 Bd / 1 Ba / 920 SF / .23 Acres

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## GET YOUR APRIL GARDEN GOING!

Start cleanup near the house. Tidying beds along the most-traveled front walkway early reminds me that I *can* do this, a little at a time. "Spot clean" key areas—again, working on first things first. In the edible garden, why prep the tomato row when you haven't even planted the peas or spinach? "Spot clean" targeted areas so that earliest crops can get sown, then double back later when all extra-early goals are met.

Similarly: Gently remove matted leaves to uncover early spring ornamentals first, such as emerging spring bulbs and ephemerals, even if you can't stop to clean the whole bed. Start cutbacks by trimming battered leaves from semi-evergreen perennials, such as hellebores and epimedium and gingers—and with ornamental grasses.

Stay on track with seed-starting. Make a chart of what to sow when, indoors or out, or organize packets week-by-week, in an accordion file or recipe-card box. Move any packet that's best sown a little at a time *ahead two weeks* in the filing system after you use it, to plan for a staggered supply of salads, carrots, radishes and such.

Make space in the compost heap for incoming debris you'll be generating fast. Extract (and preferably screen) finished material from the bottom to top dress beds as you clean them.

Empty nest boxes of old nests, and maybe add more birdhouses. I actually do that even earlier, even if it means trudging through the snow.

Muck out water gardens, removing floating de-icers. Get pumps and filters going again. While doing all that: **Never walk, or work, in mucky soil.** I stay off soft and also semi-frozen lawns, too, delaying some chores. I can do the tasks in another week, but I can't easily fix soil turned to concrete.

Treat yourself to a little color—again, for encouragement. I like big bowls of pansies or violas, for instance, to cheer me on in April, because the list can feel daunting, especially in years when winter sticks around a little too long (or your helper disappears).

—Margaret Roach

## QUOTE OF THE MONTH

"April prepares her green traffic light, and the world thinks: Go."

—Christopher Morley

## INTERIOR DESIGN TRENDS THAT ARE EVERYWHERE THIS YEAR

### Woodgrain Millwork

There has been a boom for paint stripping companies, as we're seeing more and more clients want to expose their original wood millwork. In the same vein, new-build clients are opting for rich woods like walnut, maple and mahogany over paint-grade millwork.

### Understated Opulence

While there's a time and place for over-the-top design elements, we're currently enjoying the art of seamlessly integrating touches of opulence with a relaxed ease. It's about adding in those little touches that feel a bit fancier without compromising the overall effortless and clean feel of the space. We are seeing this trend not only in furnishings, but also in our approach to finishes with a shift toward more character in edge profiles, detail-driven plumbing fixtures, wallpapers in powder baths and even the incorporation of vintage rugs and furnishings into primary or guest bathrooms.

### Vintage Furniture

We're definitely seeing a trend toward investment pieces - beautiful vintage case goods as well as expertly crafted reproductions. Let's face it - everything in the furniture world is expensive right now. We've had many clients in the past few years who decorated their previous homes from box stores and have grown tired of "fast" furniture - things that looked good for a few months but haven't stood the test of time. This go-round, they're willing to make an investment in real furniture, pieces that are well-built, thoughtfully and sustainably crafted, that will last and be passed down to the next generation.

### Quiet Luxury

'Quiet Luxury' is one of the hot trends in interior design. The idea is that innovation and timeless elegance will merge, resulting in spaces that inspire and elevate everyday living. 'Quiet Luxury' interiors feature sustainable materials, discreetly integrated smart technology and a revival of classic design elements that evoke nostalgia while embracing the modern era.

### Natural Wood

Gone are the days of light and bright painted walls in small spaces. Adding organic natural wood on all walls in small spaces used to be frowned upon because it made the room feel small. I am seeing wood siding in spaces big and small, and we are loving how cozy the spaces feel.

### Intimate Dining Areas

In the past decade, there has been a noticeable shift in preferences—many now favor separating the kitchen from the dining room, moving away from the once-popular open concept. This change reflects a growing inclination, reminiscent of today's popular period dramas, to create more intimate dining experiences for gatherings with family and friends. This often involves blocking direct access to the busy kitchen, immersing guests in beautifully designed dining rooms.

*-Excerpts From Good Housekeeping*

### From The Cover...



1212 / 1220 Morrow Rd—Medford

2 Homes on Separate Tax Lots

4 Bd / 2 Ba / 2058 SF Total

City w/Allow 16 Units on Combined Lots!

**New Listing**

Listing Price: \$674,499

### REAL ESTATE FUN FACTS...

\*There is a secret apartment at the top of the Eiffel Tower

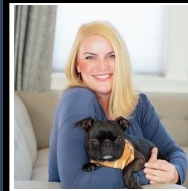
\*1 in 10 Americans sell their homes due to paranormal activity

\*The smallest house in Great Britain is just 72 inches long

90% of the world's millionaires became rich thanks to real estate

\*In the US, homes with black or charcoal front doors are sold for more

More Listings Available At  
[roguerealestate.com](http://roguerealestate.com)



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#1

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in Volume

Per  
Scotsman  
Guide

### Found a Fixer Upper? There's a Loan for That!

Renovation Loans can allow you to finance home improvements and repairs.

With several renovation loan options available - there's no reason you shouldn't consider buying a home that needs some work or updates.

#### FHA 203k

- Primary occupancy only
- 3.5% down payment
- Allows a full tear down
- Converting an FHA loan to a renovation loan due to appraisal repairs (subject to), or low value
- Loan amounts up to 110% of the purchase price

#### Fannie Mae Homestyle

- ANY occupancy - including investment purchases!
- 3% down payment for owner occupied (based on after improved value)
- Conventional loan limits applied, including repairs

#### VA

- Primary occupancy only
- 0% down payment
- 90 days to complete the work
- No special addendums to the contract

Found a home in the neighborhood you love, but that may require updates or repairs? Now you can consider buying it - and rolling those things into your loan - with one monthly mortgage payment!

New floors, bathroom updates, need a new roof or it has peeling paint? YES!

Needs new appliances in the kitchen too? We may be able to upgrade those as well! All in one loan.

Contact me today to talk more about a renovation loan and see if it's an option for your future home purchase.

**\$6 OFF** Any 2 entrées & 2 beverages



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**6100 S. Hwy 97 #15 —Redmond**  
3 Bdrm / 2Ba / 924 Sf



**332 NW 17th St—Redmond**  
4 Units— 2 Bd / 1 Ba / 975 SF Each  
*Nice 4-Plex—Great Investment!*



**8401 Old Stage Rd #27—Central Point**  
3 Bd / 2 Ba / 1200 SF  
*Madrona Hills 55+ Park—Nice Updates!*



**688 SE Centennial St—Bend**  
Triplex—9 Bd / 3.2 Ba / 3256 SF  
*Completely Updated in 2022/2023!*

The first of April is the day we remember  
what we are the other 364 days of the  
year.

*-Mark Twain*

IF ONE OF YOUR GOALS INCLUDE MOVING  
TO A NEW HOME, LOOK NO FURTHER!  
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EXPERIENCED BROKERS TO HELP YOU SELL  
YOUR HOME WHILE AT THE SAME TIME  
ASSISTING YOU IN FINDING THE RIGHT  
HOME FOR YOUR CURRENT NEEDS.

*AT ROGUE, WE'LL TAKE YOU  
HOME IN STYLE!*

## Cheesy Bacon Egg Muffins



### Ingredients

- 10 eggs
- 1/2 cup milk
- 8-10 slices bacon cooked and crumbled
- 2 cups diced hashbrown potatoes
- 1 cup Italian mix cheese \*\*or whatever your favorite cheese is
- 1 1/2 cups chopped spinach
- 1/2 cup diced onion
- 1 teaspoon garlic powder
- 1/2 teaspoon dill
- 1 teaspoon parsley
- 1/4 teaspoon smoked paprika
- 1/2 teaspoon pepper
- 1/2 teaspoon salt

### Instructions

- \*Preheat oven to 375. Grease a 12 count muffin tin well.
- \*Whisk together milk and eggs in a large mixing bowl. Add in spinach, onions, and seasonings.
- \*Spoon in equal amounts of bacon (about 1 Tablespoon) into the bottom of a 12 count muffin tin.
- \*Spoon in equal amounts of diced hashbrowns (about 2 Tablespoons) into the bottom of a 12 count muffin tin.
- \*Spoon egg mixture over the top of bacon and hashbrowns-filling 3/4 full.
- \*Sprinkle with cheese.
- \*Bake in the oven for 25-27 minutes or until eggs have set and cheese is golden brown.
- \*Remove from the oven and allow to cool for 5 minutes before removing from muffin tins.
- \*Allow to cool completely on a baking rack before storing in an air-tight container or freezer bags.



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## DON'T WAIT - THE TIME IS NOW!

The spring housing market is off to the races! The inventory of homes for sale is increasing, buyers are out in force, and interest rates have remained stable, peaking the interest of buyers *and* sellers previously on the fence about making a move.

New research from *realtor.com* shows that the first week of April is actually the best time to list your house for sale! The report used "trends in median listing prices, views per property on *realtor.com*, home price drops, median days on market, and number of listings on the market over the last three years," to determine a ranking for every week of the year.

Listing your home in the first week of April contributes 14x more property views, 5% less competition from other home sellers, and results in the home being sold 6 days faster!

It should come as no surprise that April and May dominate as the top months to sell. The second quarter of the year (April, May, June) is referred to as the *Spring Buyers Season*, when competition is fierce to find a dream home, often leading to bidding wars.

If you're thinking of selling your home this year, the time to list is NOW! According to the *National Association of Realtors*, 41% of homes sold last month were on the market for less than 30 days! If you list now, you'll have a really good chance to sell in April or May, setting yourself up for the most exposure!

Below is a graph indicating the average score for each month of the year.



**Do you need a new  
place to hang out?  
Call us today!**

A False Spring, the warm weather this year sent optimistic gardeners into motion...at least on local Facebook gardening groups. We usually have a False Spring followed by the usual cold weather in our area, but it seems to be forgotten with many green thumbs wanting to jump into their gardens too soon. Seasoned elders in the group kindly reminded the impatient newer gardeners to hold-off, citing their own False Spring gardening misery stories.

Beekeepers appreciate gardeners, especially in developed areas. Our bees depend on those individual gardens to provide pollen, nectar and sap-like resins from trees, flowers and leaf buds. Here, during the False Spring, my little buzzers were returning with pale yellow pollen and I'm thrilled that they found something to forage but where did they find the pollen? The False Spring this year was long enough to trick some plants into budding and early growth, and while the plants may have some damage with the returning cold weather, I'm choosing to temporarily live in the moment and celebrate for my bees. Soon enough local beekeepers will be checking the food stores again in the hives to see if we need to help the colonies through the rest of the winter.

So you see, your gardening can help honeybees year-round. It's essential though to select the right plants and staying away from GMO plants is an important component. One reason to select non-GMO plants and trees, according to *livingnongmo.org*, is 80% of GMOs have been developed to either produce their own insecticide or withstand large doses of toxic herbicides. Another important component is selecting plants that thrive in your area; they will be hardier and more disease resistant. You don't need a lot of space to help out honeybees, flower pots with well-selected plants serve pollinators better than a whole yard of plants with little nectar to forage and potential toxicity. Remember; plants that have been gnawed by insects are a beautiful sight because they are better for you, and better for the honeybees.

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- Apply Online
- Available Now



782 Sage Country Ct—Redmond

- 3 Bds / 2.5 Ba / 1871 SF
- 12 Mo Lease
- \$4725 Security Deposit
- Apply Online
- Available Now



550 Negus Lp—Redmond

- 2 Bds / 2.5 Ba / 1290 SF
- 12 Mo Lease
- \$2692.50 Security Deposit
- Apply Online
- Tentatively Available Mid to Late April

## PROPERTY MANAGEMENT

By Paula Dodge  
Licensed Property Manager

Do you have an investment property and need help managing your tenant? Rogue Real Estate has a sister company, RealWise Property Management. Give Paula Dodge a call at **541-923-8222**. Mention this newsletter and receive a \$0 set up fee and 50% off your first month's management fee.

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April hath put a spirit of youth in everything.

-William Shakespeare



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**Retail Lender in Volume**

Per Scotsman Guide

drivers who switched saved an average of \$468\*



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\*Natl avg. annual savings for new auto customers surveyed in 2022 who switched to Allstate. Prices may vary based on how you buy. Subject to terms, conditions, & availability. Allstate Fire & Casualty Ins. Co. & affiliates: 3100 Sanders Rd, Northbrook, IL. © 2023 Allstate Insurance. GM20095-1



# Events & Traditions

## CELEBRATE ARBOR DAY - APRIL 26, 2024



The idea for Arbor Day originated in the 1870's in Nebraska. Julius Sterling Morton was a journalist who moved to the state in 1854.

His wife and he together bought 160 acres of land for their property. They planted several trees and shrubbery throughout this barren property.

Morton, as the new editor for the Nebraska City News, found the perfect opportunity to spread awareness about the importance of trees in the ecosystem.

This made Nebraskans realize how barren and void of greenery the state is. Soon after, Morton became a part of the Nebraska Board of Agriculture.

In 1872, he suggested a dedicated day should be created for planting trees. The board accepted his proposal from him and so, Arbor Day was born.

The first-ever Arbor Day took place on April 10, 1872, with several dedicated Nebraskans participating and planting around 1 million trees.

The board also promised prizes for those who planted trees correctly and this encouraged them even more.

Arbor Day became an official state holiday in Nebraska in 1885 and was to be observed on April 22, in honor of Morton's birthday. It wasn't until 1970 that the day was recognized on a national scale by President Richard Nixon.

### APRIL EVENTS

- **04/05/24 First Friday Art Walk**  
5:00pm—9:00pm Downtown Bend
- **04/05/24 High Desert Stampede**  
12:00pm Deschutes County Fair & Expo Center
- **04/13/24 Subaru WinterFest 2024**  
SW Mt Bachelor Dr.
- **04/14/24 Booker T. Jones**  
7:00pm Tower Theater
- **04/19/24 2024 Salmon Run**  
4:00pm Bend, OR
- **04/27/24 The California Honeydrops**  
8:00pm Midtown Ballroom
- **04/28/24 Peking Acrobats**  
10:30pm Tower Theater

### MAY EVENTS

- **05/03/2024 First Friday Art Walk**  
5:00pm—9:00pm Downtown Bend
- **05/04/24 Bend Beer Chase 2024**  
6:00am Starts @ Ten Barrel Brewing—Eastside
- **05/08/24 Andy Shauf**  
6:00pm McMenamins Old St Frances School
- **05/11/24 Central Oregon Taco Festival**  
10:00am Old Mill District
- **05/18/24 Riley Green**  
4:00pm Hayden Homes Amphitheater
- **05/28/24 Feist with Sarah McLachlan**  
6:30pm Hayden Homes Amphitheater
- **05/31/24 Paula Poundstone**  
12:30pm Tower Theater



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