



Colorado Safari Properties, LLC
 P.O. Box 812
 Erie, CO 80516

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YOUR GUIDE TO



Erie Real Estate

INSIDE:

Kick Up Your 'Q'

Online, in-person classes for cooking mouth-watering BBQ!

Stock Tank Splash Pools

Splash up your summer with your customized stock tank pool.

What's New with Real Estate?

Real Estate is HOT! We don't quite know when things are going to cool down, but there are three things we are pretty confident in. First, inventory of new and existing homes is at an all-time low. Second, the cost to build new homes is increasing and builders are limiting deliveries and increasing prices. And third, while we fully understand that the pace of home price appreciation must slow fairly soon, it's unlikely that we will experience a decrease in home values.

A recent article published in The Wall Street Journal noted that, "...the U.S. housing market is nearly 4 million homes short of buyer demand." Typically new construction is a viable resource when existing home inventories are short. That's not working this year. Builders have either sold out of their lots, or are holding available lots off the market due to concerns about availability of both building materials and labor. Supply chain issues have delayed the manufacture and delivery (and increased prices) of major systems such as air conditioners, furnaces, and kitchen appliances.

A sheet of 3/4" finished plywood that you would have picked up at the home supply store last year for about \$30.00 is today selling for over \$70.00. Nationally total cost increases average nearly \$25,000 for each house. In some markets home prices are soaring over the median home buyer's budget.

What will happen with prices? The Front Range markets proved they are incredibly resilient during the housing decline a decade ago, and with our lifestyle and job growth that's unlikely to change. What we are more likely to see is not a drop in home values, but rather a decrease in appreciation to more normal rates. While it's a good time to be a seller and a challenging time to be a buyer, there are always options and possibilities to explore in the real estate market. Let's get together to chat about your dreams for the future, and how real estate might tie into those dreams.



Natalie Quaratino
 Managing Broker 720.633.4223



Raechel Taylor
 Broker Associate 720.518.7100

Thank you — *always* — for supporting us and our business. Your referrals mean the world to us.

Colorado Safari Properties

KICK UP YOUR 'Q

Be the best BBQ-er on the block! Online classes, YouTube videos, and instore sessions have you covered. From briskets to butts, chicken to ribs, learn how to smoke meats, create unique rubs and sauces, or uncover secret barbeque techniques from champions. Check these out!

BBQ Champs Academy

World Champion Pitmasters teach all-online backyard BBQ classes. With 24-hour access, view all 20 BBQ videos (8.5 hours) at your leisure, at a reduced price of \$99, or select individual classes at \$7.98 each. Includes recipes, techniques, and cooking processes. bbqchamps.com

GQue BBQ

Check out local “Maestro of Meat” Pitmaster Jason Ganahl’s YouTube BBQ Channel for his special lobster recipe (and several others), then visit one of GQue’s local spots for a taste of its varied menu: Westminster—5160 W 120th Ave, 303-379-9205 or Lone Tree—8433 Park Meadows Center, 303-729-2506. gquebbq.com | youtube.com/user/BBQGQue

Proud Souls Barbecue and Provisions

For basics to advanced enthusiasts, Proud Souls is your one-stop shop for smokers, grills, supplies, and professional advice, including QU (BarbeQue University). In-person cooking—and eating!—classes are offered year ‘round and sell out quickly. Classes alternate between two locations: Denver—2485 N Federal Blvd, 720-612-7324 and Littleton—5599 S Rio Grande St., 720-923-6845. proudsoulsbbq.com/qu-classes

Brew & 'Q

While you’re learning to become a pitmaster, how about something to help keep the heat at bay? In addition to their selection of beers, keep an eye out for future classes at Mountain Toad Brewing, 900 Washington Ave, Golden, 720-638-3244. mountaintoadbrewing.com/events-1

STOCK TANK SPLASH POOLS

Blend with your current outdoor décor or use furniture and plants to create a cute hideaway. Being close to an electrical source is key for water pumps and filters.



Katie Mansfield — letsaddsprinkles.com

Looking to create a splash with your summer fun? Repurposing a stock tank into a backyard swimming pool yields an affordable option for family horseplay or a private retreat. Make a pool as simple or ornate as desired, but don’t cut corners on prep work.

Pairing two different sized stock tanks can create a dramatic effect, especially when incorporated into an existing landscape. Keep your abilities and budget in mind—merging an in-ground tank into other elements quickly raises the cost.



[instagram.com/kelly_nequist_photography](https://www.instagram.com/kelly_nequist_photography)

Want more ideas or ready to start yours?

- tractorsupply.com/tsc/catalog/stock-tanks
- bit.ly/MurdochsStockTanks
- stockyardsupply.com
- bobvila.com/articles/stock-tank-pool/

White rocks or paving stones add a finished border.



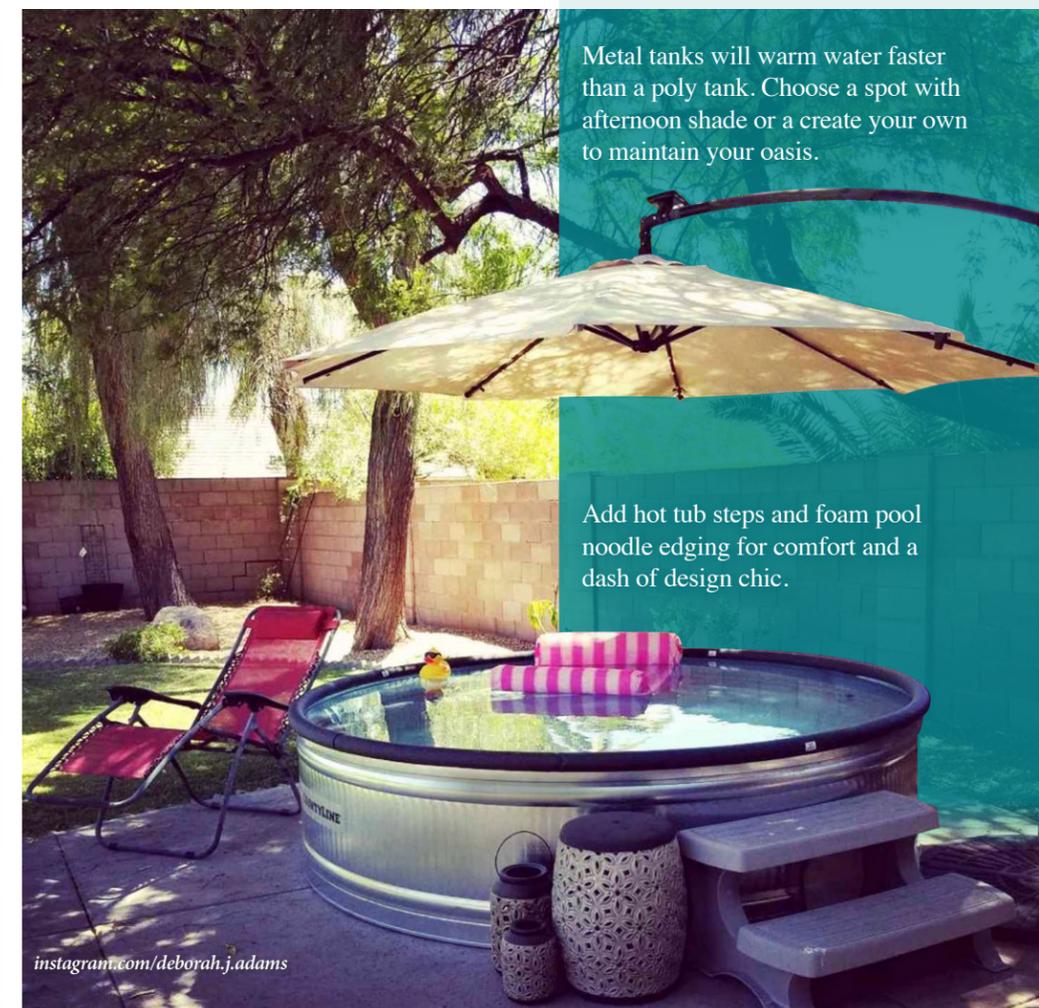
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Sheer netting adds privacy and reduces debris landing in the water.

Metal tanks will warm water faster than a poly tank. Choose a spot with afternoon shade or a create your own to maintain your oasis.



Add hot tub steps and foam pool noodle edging for comfort and a dash of design chic.

[instagram.com/deborah.j.adams](https://www.instagram.com/deborah.j.adams)