

# NEW HOME UNDER CONSTRUCTION

*Powell*



**\$189,000**

*Brand new construction, 3 bedrooms, 2 baths with a 2 car attached garage. Forced air heat with central air-conditioning. Pick your colors now and customize this house to your decor. See samples of builder's work in pictures.*

*Canyon Real Estate, LLC*

*1128 12th Street, Cody, WY 82414*

*Office (307)527-7092 Cell (307)899-7092*

*Home (307)645-3125 Fax (307)527-7093*

INFORMATION ON THIS PROPERTY WAS OBTAINED FROM SOURCES OTHER THAN THAT OF CANYON REAL ESTATE, LLC, AND IS DEEMED TO BE RELIABLE, BUT IS NOT GAURANTEED BY EITHER THE SELLER OR THE SELLER'S AGENT. THIS OFFERING IS SUBJECT TO CORRECTION, WITHDRAWAL, PRIOR SALE, OR PRICE CHANGE WITHOUT PRIOR NOTICE.



*Samples of Builders  
Kitchen Designs*



*Interior Samples of  
Builders Work*



*Samples of Builders  
Bathroom Designs*



**MLS #: R10006714A (Active) List Price: \$189,000**

**1010 Madison St E Powell, WY 82435**



**UNIT # OR LOT #:** Lot 1  
**HOUSE DESIGN:** 1 Story  
**# BEDROOMS:** 3  
**TOTAL # BATHS:** 2  
**APX YEAR BUILT:** 2012  
**APX TOTAL SQFT:** 1540  
**ADDITIONAL LIVING UNITS:** No  
**BASEMENT:** No

**AREA:** Powell in Town  
**SUBDIVISION:** Petersen #1  
**SCHOOL DISTRICT:** Park County District #1

**New Construction**

**APX ABOVE GRADE SQFT:** 1540    **APX BELOW GRADE SQFT:** 0    **# FULL BATHS:** 2    **# HALF BATHS:** 0    **# 3/4 BATHS:** 0  
**AVG WATER/MO \$:** 0  
**NATURAL GAS COMPANY:** Energy West    **ELECTRIC COMPANY:** City  
**SEWER:** City    **PRIMARY WATER TYPE:** City    **COOLING TYPE:** Central Air  
**PRIMARY HEAT:** Forced Air    **PRIMARY FUEL TYPE:** Natural Gas  
**ASSESSMENT \$:** 0    **HOA:** No    **IRRIGATION FEES \$:** 0    **OTHER \$:** 0

**BLDGYRB:** 0  
**BLDGYRB2:** 0  
**BLDGYRB3:** 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Kitchen	M	Custom Cabinet	Dining Rm	M	Open to Kitchen	Living Rm	M	Open
Mstr Bdrm	M	walk-in closet	Bedroom 1	M		Bedroom 2	M	
Full Bath	M	double sinks	Full Bath	M		Laundry	M	

**INCLUSIONS:** refrigerator, built in microwave, dishwahr, range/oven

**EXCLUSIONS:** non

**APX IRRIGATED ACRES:** 0    **APX DEEDED ACRES:** 0    **APX LOT SQFT:** 6002  
**TAX YEAR:** 2011    **TOTAL TAX \$:** 144.64    **TAXED W/OTHER LAND:** Yes  
**PROPERTY RIGHTS:** Fee Simple    **PARCELABLE:** No    **ADJ TO PUBLIC LAND:** No    **RIVER/STREAM FRONT:** No  
**DETAILED ZONING:** Powell Residential General (RG)  
**SELLER FIN:** No    **DISCLOSURES:** Yes  
**LEGAL DESCRIPTION:** Petersen No. 1, Lot 1, Block 2

**CONSTRUCTION:** Frame    **HEATING STOVE TYPE:** None  
**EXTERIOR SIDING:** Steel    **FIREPLACE TYPE:** None  
**ROOF:** Composition Shingle    **INTERIOR FEATURES:** Ceiling Fan(s), Garage Door Opener, Walk-in Closet(s)  
**GARAGE/TYPE STALLS:** Attached-2 Stalls, Detached-2 Stalls  
**EXTERIOR FEATURES:** Corner Lot  
**PROPERTY ACCESS:** City Street

**COMMENTS:** Brand new construction, 3 bedrooms, 2 baths. 2 car attached garage. Pick your colors now. See samples of builder's work in pictures. Taxes are for land only.

**DIRECTIONS TO PROPERTY:** Corner of E. Madison and Jones.

**SUBJECT TO 1031:** No

**OFFICE NAME:** Canyon Real Estate, LLC (#.46)

These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.

