

COUNTRY LIVING CLOSE TO TOWN



\$285,000

Canyon Real Estate, LLC

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This builder's home has a welcoming foyer that spans 2 stories. On the main floor is a well-designed kitchen with a large pantry, breakfast bar, dining area, living room and office. Coming in from the 2 car attached garage is a mud room and half bath. The second floor consists of the master bedroom and bath, 2 additional bedrooms, bathroom/laundry room and family room. The 16x24 family room is off the two bedrooms making it convenient for a TV, computer or play room. The laundry being conveniently located on the second floor saves time and steps. Surrounding the home is mature trees providing shade. The yard is fenced and beautifully landscaped and has underground sprinklers. A huge garden area is a gardener's delight. A 30x22 insulated shop provides space for hobbies or extra storage. Attached is a horse shelter and corral. Only minutes from Powell, you will have the feeling of serene country living in this special home.



Entry



Foyer



Kitchen





*Living
Room*



*View from
2nd Floor*





*Family
Room*





*Master Bedroom
&
Master Bath*



*Full Bath
&
Laundry*



Full Bath & Laundry



Bedroom 3



Bedroom 2





Garden

*Shop
&
Corrals*



*Country Living
Close to Town*



MLS #: R10006502A (Active) List Price: \$285,000

883 Johnson Ave Powell, WY 82435



HOUSE DESIGN: 2 Story
BEDROOMS: 3
TOTAL # BATHS: 3
APX YEAR BUILT: 2008
APX TOTAL SQFT: 2064
ADDITIONAL LIVING UNITS: No

AREA: Powell Out of Town
SUBDIVISION: Johnson
SCHOOL DISTRICT: Park County District #1

APX ABOVE GRADE SQFT: 2064 **APX BELOW GRADE SQFT:** 0 **# FULL BATHS:** 2 **# HALF BATHS:** 1 **# 3/4 BATHS:** 0
AVG WATER/MO \$: 0

NATURAL GAS COMPANY: Mon-Dak Utilities **ELECTRIC COMPANY:** Garland Light/Power
SEWER: Septic **PRIMARY WATER TYPE:** Northwest Rural **COOLING TYPE:** Central Air
PRIMARY HEAT: Forced Air **PRIMARY FUEL TYPE:** Natural Gas
ASSESSMENT \$: 0 **HOA:** No **HOA \$:** 0 **IRRIGATION FEES \$:** 0 **OTHER \$:** 0

BLDGTYPE: shop/shed **BLDGSIZE:** 30x32 **BLDGYRB:** 2008
BLDGYRB2: 0
BLDGYRB3: 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Office	M	4th bedroom	Bedroom 2	2				
Living Rm	M		Bedroom 3	2				
Dining Rm	M	open to kitchen	Family Rm	2	16x24			
Kitchen	M	lg.pantry	Laundry	2	convenient			
Mstr Bdrm	2	walk in closet	1/2 Bath	M				
Full Bath	2	double sinks						

ADDITIONAL ROOM INFO: Large foyer open to second floor.

INCLUSIONS: range, dishwasher, built-in microwave, refrigerator

EXCLUSIONS: playhouse

APX # IRRIGATED ACRES: 0 **APX # ACRES:** 0.69 **APX LOT SQFT:** 0
TAX YEAR: 2011 **TOTAL TAX \$:** 1552.91 **TAXED W/OTHER LAND:** No
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:** No

LEGAL DESCRIPTION: Lot 50-L-45, Johnson Subdivision #4

CONSTRUCTION: Frame
EXTERIOR SIDING: Steel
ROOF: Composition Shingle
GARAGE/TYPE STALLS: Attached-2 Stalls
EXTERIOR FEATURES: Deck/Patio, Fenced Yard, Garden, Landscaping, Loafing Shed, Natural Gas to Property, Shop, Sprinklers, Auto, Wooded Acreage
PROPERTY ACCESS: Private Gravel Road

BASEMENT TYPE: None
HEATING STOVE TYPE: None
FIREPLACE TYPE: None
INTERIOR FEATURES: Breakfast Bar, Ceiling Fan(s), Garage Door Opener, Mud Room, Walk-in Closet(s)

COMMENTS: Serene country living minutes from town. Mature trees provide shade for a beautifully landscaped & fenced yard. The large garden area is a gardener's delight. 30x22 insulated shop for hobbies or storage. Horse shelter and corral. Main floor consists of large foyer, kitchen, dining area, living room, office, 1/2 bath & mud room. Second floor has 3 bdrms, 2 baths, laundry & 16x24 family room.

DIRECTIONS TO PROPERTY: Road 9 South of Powell to Johnson Avenue, turn left, house is on left.

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.