

SOUTHFORK HOME IN THE SHADOW OF CARTER MOUNTAIN



\$269,900



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This meticulously maintained home invites you into an open floor plan. The tongue and groove barn wood wall behind the wood stove is the focal point of the living room adding a rustic western flair to the home. Wood floors and vaulted ceilings enhance the open and rustic feeling. The living room flows easily to the kitchen with a breakfast bar and dining area. New counters and tile back-splash were recently installed. There is good work space, lots of cupboards and two pantries. The spacious master bedroom has new wood LVT installed in a herringbone pattern. There is a generous walk-in closet. The master bath has double sinks, tile floors and a linen closet. In another wing of the home, there are two additional bedrooms and bathroom. Tile floors are throughout the kitchen, dining area, laundry and bathrooms. The two car attached garage conveniently enters a hallway to the kitchen. Off of the living room is a patio with a privacy fence for barbequing and enjoying the mountain views. Situated on one acre with irrigation, the property is landscaped and fenced. There is a shed on a concrete slab for storing garden equipment and 'toys'. Natural gas and fiber optic is available to the property.

Whether you look out from the back patio or the front porch, you are surrounded by dramatic mountain views including Carter Mountain, Sheep Mountain, Rattlesnake and Spirit Mountains. The home is situated in the desirable Southfork area about 10 minutes from Cody, home to many western cultural events. It is an easy scenic drive to Yellowstone Park and many other numerous recreational opportunities in the Yellowstone ecosystem.





Living Room



Living Room





Living Room

Kitchen



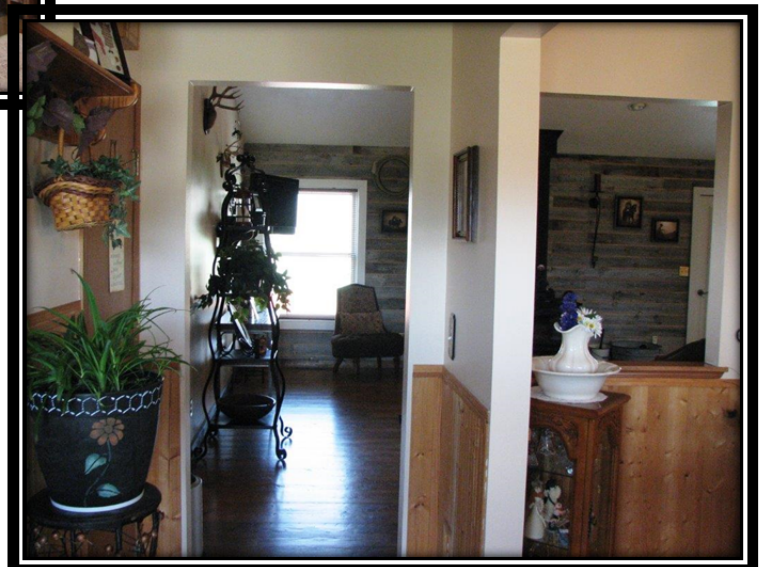
Kitchen



Dining Area



*Dining Area
Looking into Living Room*



Entry Way



Master Bedroom



Master Bedroom





Master Bathroom



Guest Bath



Laundry



Guest Bedroom



Bedroom/Office





Rear Patio

Rear View



Back Yard Views



Storage Shed



Back Yard Views



*Carter Mountain
From the Front Porch*



Sunset



*Southfork Home
In the Shadow of
Carter Mountain*



Front Porch



Flowers



UNIT # OR LOT #: Lot 9
HOUSE DESIGN: 1 Story
BEDROOMS: 3
TOTAL # BATHS: 2
APX YEAR BUILT: 1999
APX TOTAL SQFT: 1654
ADDITIONAL LIVING UNITS: No
BASEMENT: No

AREA: Cody Out of Town
NEIGHBORHOOD: Southfork
SUBDIVISION: Lakeview Estates #2
SCHOOL DISTRICT: Park County District #6
APX MILES FROM TOWN: 8

APX ABOVE GRADE SQFT: 1654 **APX BELOW GRADE SQFT:** 0 **# FULL BATHS:** 2 **# HALF BATHS:** 0 **# 3/4 BATHS:** 0
AVG WATER/MO \$: 0

NATURAL GAS COMPANY: None **ELECTRIC COMPANY:** Rocky Mountain Power
SEWER: Septic **PRIMARY WATER TYPE:** Northwest Rural **COOLING TYPE:** None
PRIMARY HEAT: Forced Air **SECONDARY HEAT:** Stove **PRIMARY FUEL TYPE:** Propane **SECONDARY FUEL TYPE:** Wood
ASSESSMENT \$: 0 **HOA:** Yes **ANNUAL HOA COST:** 25 **IRRIGATION FEES \$:** 80 **OTHER \$:** 0

BLDGTYPE: Storage shed **BLDGSIZE:** 192 sf **BLDGYRB:** 0 **BLDGDESC:** on a concrete pad
BLDGYRB2: 0
BLDGYRB3: 0

| Room Type: | Level: | Sz/Desc: | Room Type: | Level: | Sz/Desc: | Room Type: | Level: | Sz/Desc: |
|------------|--------|-----------------|------------|--------|--------------|------------|--------|----------|
| Living Rm | M | vaulted ceiling | Kitchen | M | new counters | Dining Rm | M | |
| Mstr Bdrm | M | new floor | Full Bath | M | double sinks | Bedroom | M | |
| Bedroom | M | | Full Bath | M | | Laundry | M | |

ADDITIONAL ROOM INFO: Closing cannot occur before July 15, 2015

INCLUSIONS: refrigerator, range, dishwasher

EXCLUSIONS: dining area light and bathroom mirror will be replaced, drapes in master bedroom

APX IRRIGATED ACRES: 1 **APX DEEDED ACRES:** 1 **APX LOT SQFT:** 43560

TAX YEAR: 2014 **TOTAL TAX \$:** 1538.71 **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **PARCELABLE:** No **ADJ TO PUBLIC LAND:** No **RIVER/STREAM FRONT:** No

DETAILED ZONING: Park Co - 5 Acres (GR-5)

SELLER FIN: No **DISCLOSURES:** No

LEGAL DESCRIPTION: Lakeview Estates #2, Lot 9, Block 16 (1 AC)

CONSTRUCTION: Frame **HEATING STOVE TYPE:** Wood
EXTERIOR SIDING: Vinyl **FIREPLACE TYPE:** None
ROOF: Composition Shingle **INTERIOR FEATURES:** Ceiling Fan(s), Tile Floor, Vaulted Ceiling(s), Walk-in Closet(s), Wood Floor
GARAGE/TYP STALLS: Attached-2 Stalls
EXTERIOR FEATURES: Fenced Yard, Flat Terrain, Irrigated, Mountain View, Patio, RV Parking, Storage Building
PROPERTY ACCESS: Private Gravel Road

COMMENTS: This meticulously maintained home invites you into an open floor plan. The tongue and groove barn wood wall behind the wood stove is the focal point of the living room adding a rustic western flair to the home. Features include vaulted ceiling, wood and tile floors, new floor in master bedroom, new kitchen counters and back splash all in 1654 sf of gracious living. Awe inspiring mountain views.

DIRECTIONS TO PROPERTY: Southfork to Mountain Drive to Poplar Drive

SUBJECT TO 1031: No

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

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Park County Wyoming MapServer

