



CANYON REAL ESTATE, LLC

1128 12TH STREET

CODY, WY 82414

307-527-7092

# Fabulous Horse Property



# \$499,000

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Situated on 20 fenced acres, this property offers amazing mountain views and is only 10 minutes from downtown Cody. Privately located at the end of the road, the brick home features an open great room with large windows to capture the views of Carter Mountain, 3 bedrooms, 2 bathrooms on the main level. The kitchen has tile flooring and an island with an eating bar. The lower level features a large family room with a rock fireplace, 2 bedrooms and a full bathroom all with tile floors. A patio off the family room offers a place for quiet relaxation while enjoy the vistas. The entire home is heated with in- floor radiant heat.

The MD Barn is designed with attention to every detail of horse ownership. There are six 12x12 stalls, four with runs. The tack room is heated and plumbed for a sink and hot water heater. In addition, there is also a grain room and wash bay. Frost free hydrants are at each end of the barn. Automatic waterers are in each pasture.

The yard is landscaped with trees and a pond and has an underground sprinkler system. There are approximately 5 acres of water rights. With 1000's of acres of BLM bordering the property, you can saddle up and ride forever.



Views



Pond



Pasture



36x54  
MD Horse Barn

Steel Frame  
Construction



6 Stalls  
4 with runs



Grain  
Room





Tack  
Room

Carter  
Mountain



Living  
Room





Island  
Eating Bar

Dining  
Area



Master  
Bedroom  
Master  
Bath



# Additional Bedroom Main Level



## Guest Bath Main Level



## Guest Bedroom Lower Level





Family Room  
Lower Level

River Rock Fireplace  
Radiant Heat in Tile  
Floors



4th Bedroom

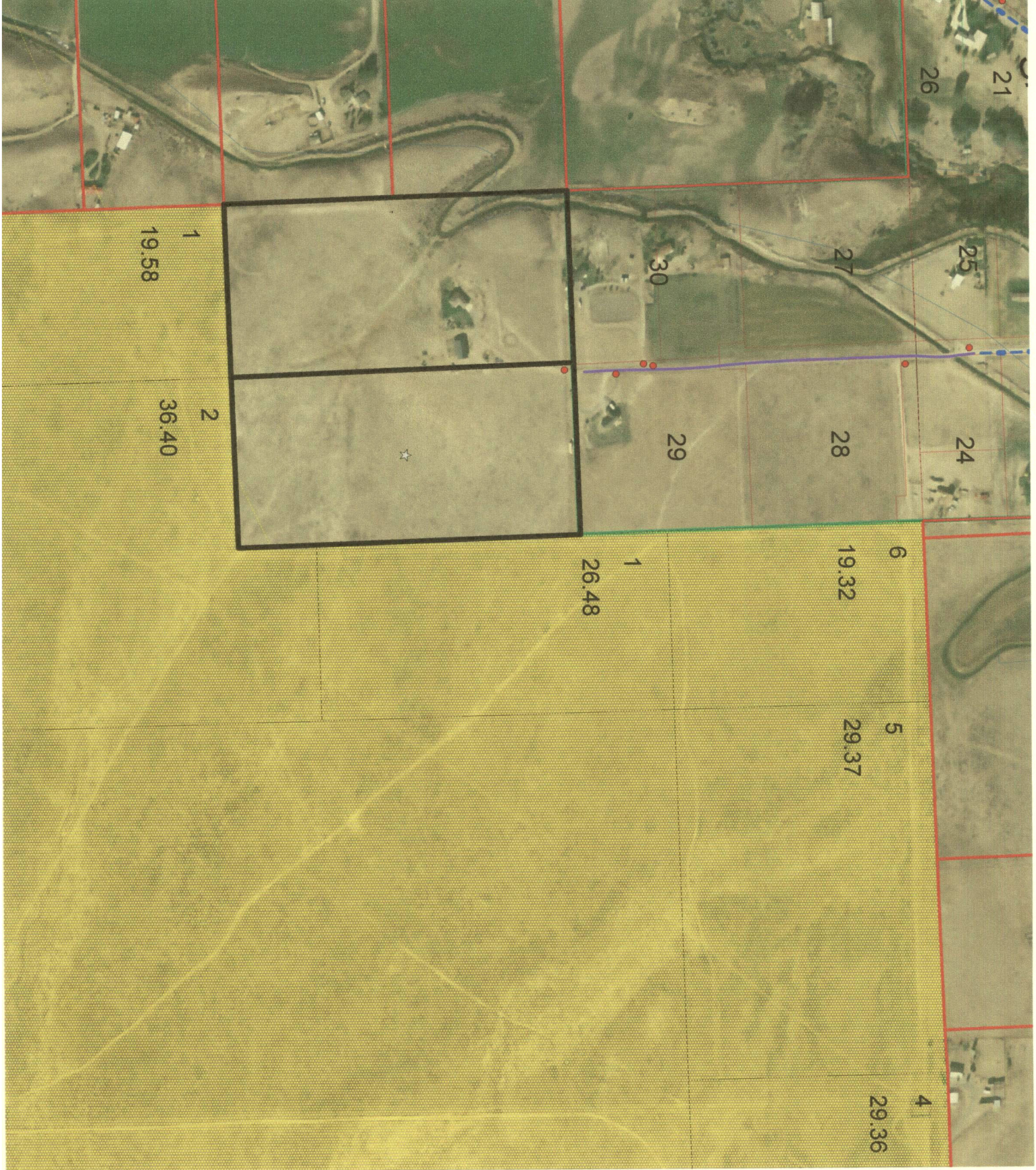
Lower Level

Full Bath  
Lower Level



**THIS MAP IS FOR  
REFERENCE USE  
ONLY**

This map is for reference purposes only. The location and extent of roads, accesses, and property lines depicted hereon do not guarantee legal rights of passage, ingress and egress, or property boundaries.



**PARK COUNTY  
ASSESSOR  
DEPARTMENT**  
Park County, Wyoming  
Organized 1911  
Original Park County Courthouse  
Completed 1912

