



CANYON REAL ESTATE, LLC

1128 12TH STREET

CODY, WY 82414

307-527-7092

FANTASTIC CODY HOME



\$295,000

Information on this property was obtained from sources other than Canyon Real Estate and is deemed to be reliable, but is not guaranteed by either the Seller or Seller's agent. This offering is subject to correction, withdrawal, prior sale or price change without prior notice.





Mountain Views

Moss Rock Fireplace



Great Room



Vaulted Ceilings



Dining Area



Breakfast Bar

Kitchen Dining Area



Laundry Area



Guest Bath





Master



Double Closets
Master



Sitting Area
Master

Master Bath





2nd
Bedroom

3rd
Bedroom



Family Room
Lower Level





Built In Bookcases
Lower Level

Hobby Room
Lower Level



Horse Shelter
Corral



Carter
Mountain



Fantastic Cody Home



This cedar home is situated on 9.5 irrigated acres less than 10 minutes from downtown Cody. The sunken great room has vaulted tongue and groove ceilings. The attractive woodwork offers a western flair. The wood stove adds a warm and cozy atmosphere on those cool nights. The kitchen is open to the great room with a breakfast bar and dining area with a large bay window to enjoy the mountain views. Included in the master suite is a separate sitting room that could have many uses. The master bath has a jetted tub. Two bedrooms, bath, laundry room and storage room complete the main floor. Downstairs is a family room, hobby/work room and storage room. Attached is a 2 car garage. Mature trees around the home provide privacy to the deck and hot tub. This property is set up for horses with a horse shed with a tack room, corral and fenced pasture.

EXCLUDED FROM SALE

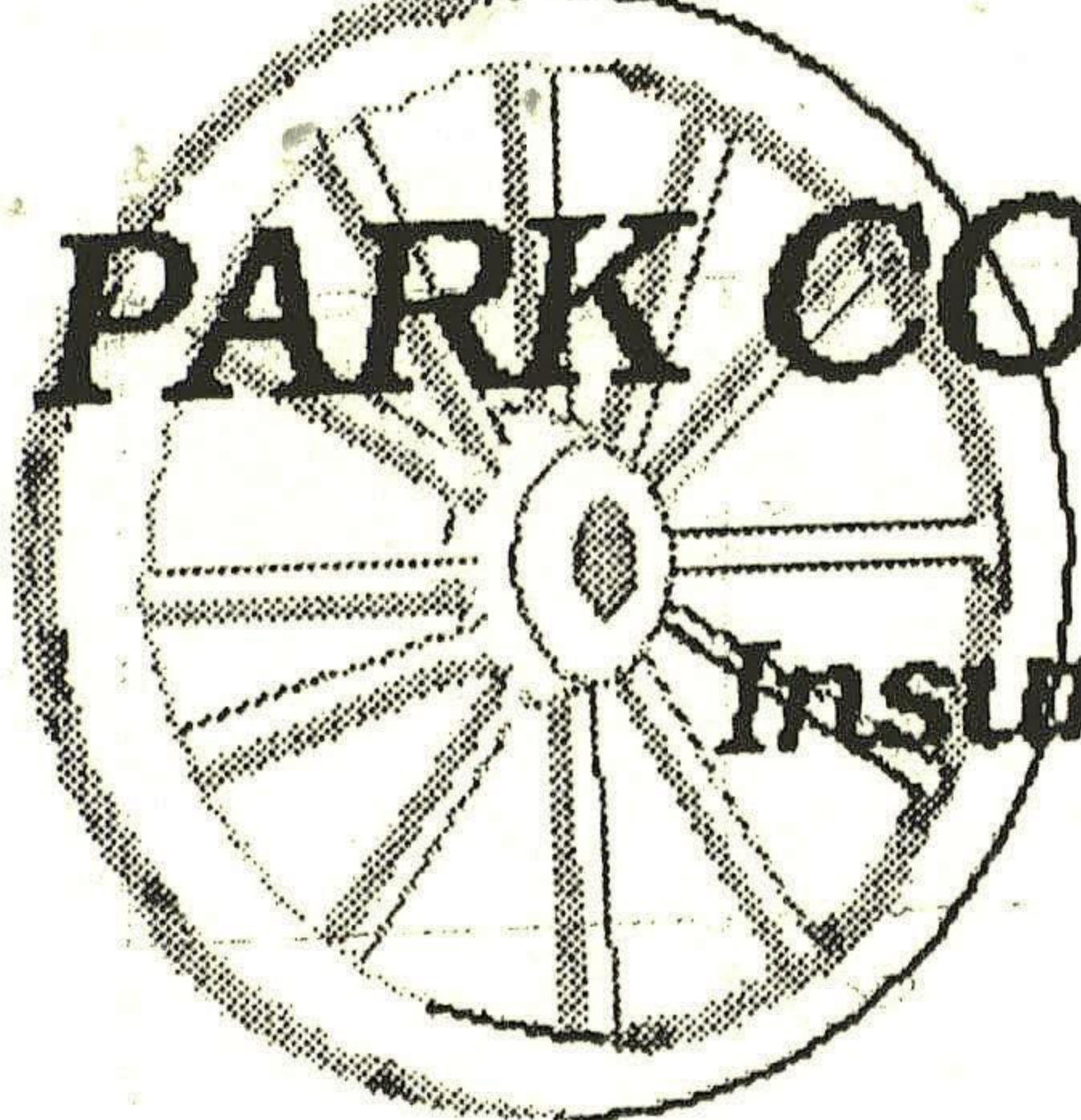
Antique coat racks in hall and master bedroom

Antique spice cabinet in dining area

Rod iron horse under exterior hand rail

Moose metal decorative figures on exterior chair hanger

Metal welcome sign on porch

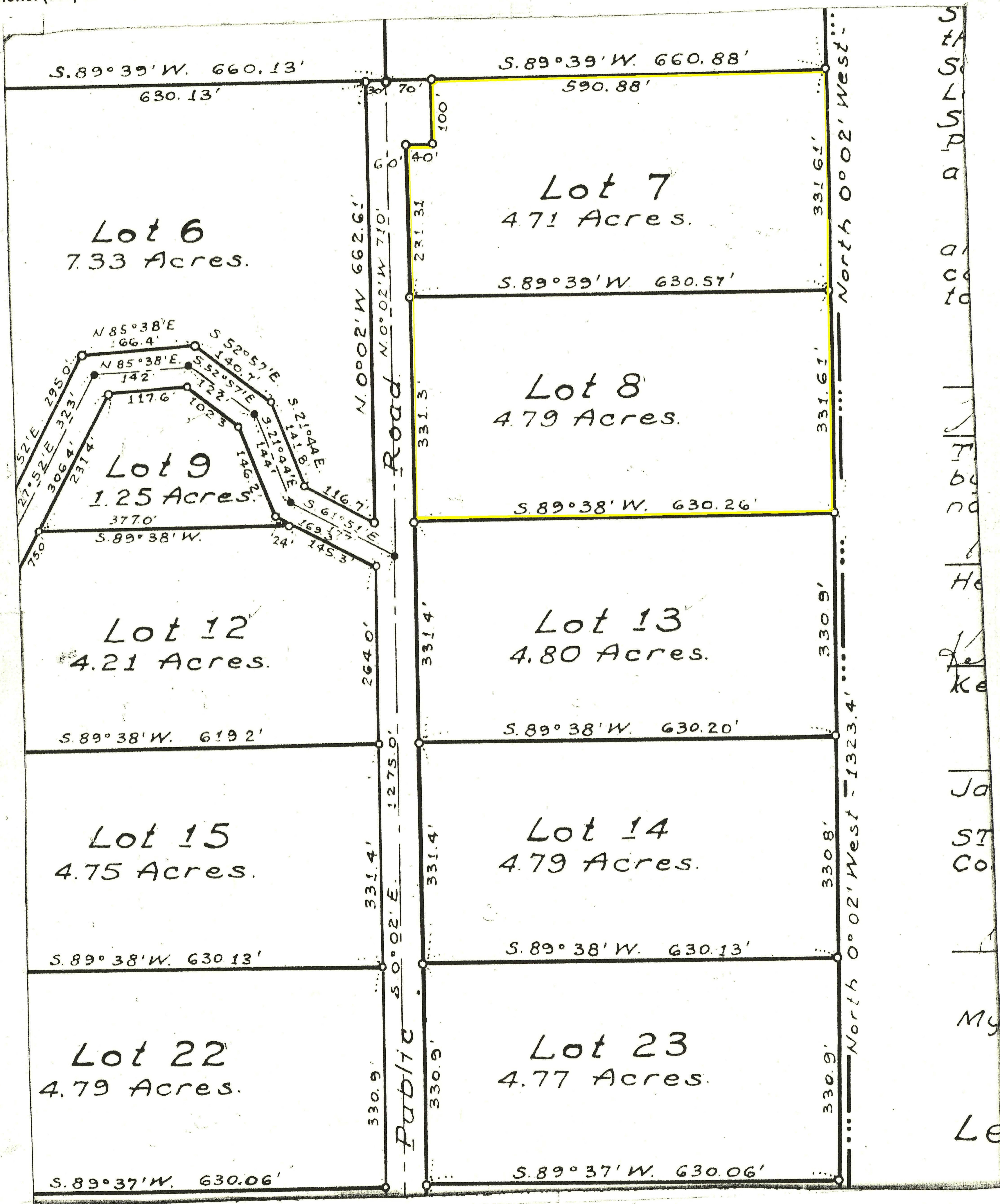


PARK COUNTY TITLE

Insurance Agency

1014 Rumsey Avenue Cody, Wyoming 82414
Phone: (307) 587-4926 Fax: (307) 587-9784

This map is furnished as an accommodation only and does not imply any representation as to the size, area, or any other facts thereon. It is furnished strictly for the purpose of generally locating the land. The description furnished in Schedule A of the commitment/policy should be referred to for the description of the land covered thereby.



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STATE OF WYOMING
County of Park

This certifies
Wyoming, Robert W
R. Moore, a single n
ming, Henry H. R. Coe,
Kenneth R. Schofield
F. Hayes, and Anne C
single man, of Cody, Wy
and wife, of Cody, Wy
on this plat as the
Southwest Quarter
Section 11, Original
the Southeast Quar
Southeast Quarter,
Lot 44, Resurvey, f
Section 14, Original,
Principal Meridian,
acres, more or less.

This further cer
and platted as the S
cate of Surveyor, a
to the public use, f

In witness where
day of

Thomas J. Moore
Thomas J. Moore,
by James R. Moore,
natural guardian of:
Henry H. R. Coe, Jr.

