

*HOME ON 1 ACRE
MINUTES FROM CODY*



\$225,000



*Canyon Real Estate, LLC
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HOME ON 1 ACRE MINUTES FROM CODY

Come home to this 4 bedroom, 2 bath home that has been upgraded. The kitchen has new custom built cabinets and new countertops, complete with new vinyl flooring that has the look of tile. Walk out on the patio from the French doors in the kitchen for your own private barbecue. Open floor concept with kitchen open to dining area and living room. Enjoy the views of Carter Mountain through the large bay window in living room. The master bedroom has its own private half bath with new wood laminate flooring. Follow the hallway to the full bath and to the remaining three bedrooms. The full bath has been completely redone with new cabinets, new toilet and flooring and a custom built-in cabinet. New carpet has just been installed in the living room, hallway and bedrooms. Metal roof installed about 1 ½ years ago and a new water heater was installed at the same time. There is a gas stove in the garage that can be placed back in the home if you would like. There is a detached garage/shop and room to park your RV. Right next to the pasture is a shed that can easily be converted to a horse shelter or keep it for some smaller critters. Underground sprinklers are in the back yard and the pasture, watered by the pump in the irrigation ditch that runs along the front of the property. Great mountain views and trees galore complete your new home, all on 1.23 acres.





French Doors to Patio

Kitchen



Custom Built Cabinets





Dining Area
Door on left to Pantry



Dining Area
Back Door
to Patio



Dining Area
Could be part of
Living Room



Front door on left

Hallway on right

Living Room



Living Room

View from Bay Window

In Living Room





Master Bedroom



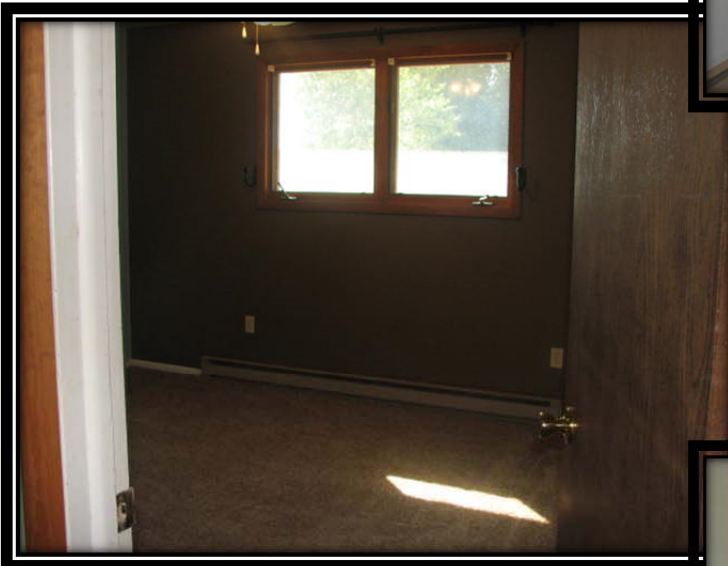
Half Bath





Bedroom Two

Closet in Bedroom



Bedroom Three

Built-in Shelves





Bedroom Four

*Built-in Corner Shelves
On each side
Of window*



Full Bath



Full Bath

Laundry Area



Built-in cabinet

In full bath



Front View of Home

Front Yard



Front Yard



Back View of Home



Back Yard



Back Yard

*Looking toward
Shed & Kennels*





Shed and Kennels

Yard - Pasture through

Gate behind shed



Pasture





Garage

RV Parking



Home & Garage



Irrigation Pump

*Yard and
Mountain Views*



*Mountain Views
From Yard*

MLS #: R10010575A (Active) List Price: \$225,000

406 Southfork Rd (6WX) Cody, WY 82414



UNIT # OR LOT #: Lot 52
HOUSE DESIGN: 1 Story
BEDROOMS: 4
TOTAL # BATHS: 2
APX YEAR BUILT: 1973
APX TOTAL SQFT: 1344
ADDITIONAL LIVING UNITS: No
BASEMENT: No

AREA: Cody Out of Town
NEIGHBORHOOD: Southfork
SUBDIVISION: None
SCHOOL DISTRICT: Park County District #6
APX MILES FROM TOWN: 4

APX ABOVE GRADE SQFT: 1344 APX BELOW GRADE SQFT: 0 # FULL BATHS: 1 # HALF BATHS: 1 # 3/4 BATHS: 0
AVG WATER/MO \$: 0

NATURAL GAS COMPANY: None ELECTRIC COMPANY: Pac Power/Light
SEWER: Septic PRIMARY WATER TYPE: Northwest Rural COOLING TYPE: None
PRIMARY HEAT: Baseboard PRIMARY FUEL TYPE: Electric
ASSESSMENT \$: 0 HOA: No ANNUAL HOA COST: 0 IRRIGATION FEES \$: 98.00 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	New Cabinets	Bedroom	M				
Dining Rm	M	ceiling fan	Full Bath	M	remodeled			
Living Rm	M		1/2 Bath	M	Off Master Bdrm			
Mstr Bdrm	M	ceiling fan						
Bedroom	M							
Bedroom	M							

ADDITIONAL ROOM INFO: House, garage & master bedroom painted in September 2015. Both doors/frames on house were also painted. New metal roof-about 1 1/2 years old, heater was replaced at the same time. Electrical panel replaced. Deck stained in Sept. 2015.

INCLUSIONS: Built-in microwave, stove, refrigerator, gas stove in garage-used to be in the house.

EXCLUSIONS: none

APX IRRIGATED ACRES: 1.23 APX DEEDED ACRES: 1.23 APX LOT SQFT: 0
TAX YEAR: 2015 TOTAL TAX \$: 1229.99 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: 2.16 AC. DES. AS: PT. OF NW/4NW4 SEC. 22 O.S. NOW IN LOT 52 R.S. T52 R102 (R.O.S. H-34 IN CO. CLERKS OFFICE) 1.23 NET

CONSTRUCTION: Frame HEATING STOVE TYPE: None
EXTERIOR SIDING: Composite Wood FIREPLACE TYPE: None
ROOF: Metal INTERIOR FEATURES: Ceiling Fan(s), Garage Door Opener, Pantry, Wood Floor
GARAGE/TYPE STALLS: Detached-1 Stall
EXTERIOR FEATURES: Acreage Fenced, Dirt Ditches, Fenced Yard, Horse Property, Irrigated, Kennel (Dog), Landscaping, Mountain View, Patio, RV Parking, Shop, Sprinklers, Auto, Storage Building
PROPERTY ACCESS: State Highway

COMMENTS: 4 bedroom/2 bath home w/new upgrades, including new counter-tops and custom built cabinets in the kitchen. New flooring through-out. New carpet just installed. Walk out onto the patio from the french doors in the kitchen, perfect for barbecuing. Detached garage, Shed and 3 large kennels. The dirt ditch runs along the front of the property with a pump to water the back yard and pasture. Lots of trees!

DIRECTIONS TO PROPERTY: Southfork Road approximately 4 miles, property is on the left.

SUBJECT TO 1031: No

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

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Park County Wyoming MapServer

