

# HEART MOUNTAIN LOG HOME



**\$445,000**



*Canyon Real Estate, LLC*

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*Mountain views and fertile farm ground surround this newly remodeled log home. Situated on 14+- acres (subject to survey), this home features an open great room with wood floors and vaulted ceiling, kitchen with granite and tile, a spacious loft, family room, three bedrooms, 3 baths and a large laundry/mud room off the 2 car garage. Radiant in floor heat and a charming gas stove provide cozy warmth. There is a stone fire pit outside for barbeque gatherings. The property is set up for horses with a loafing shed. Spectacular views of Heart Mountain provide a dramatic setting. The McCullough Peaks, home to the wild mustangs, set a backdrop for this property. Situated between Powell and Cody, Wyoming, it is an easy scenic drive to Yellowstone National Park to the west or the Big Horn Mountains to the east.*

*Acreage is approximate and subject to survey.*







*Great Room*





*Loft*



*Bathroom in Loft*







*Kitchen*





*Kitchen*



*Master Bedroom*



*Master Bath*







*Family Room*



*Guest Bathroom*

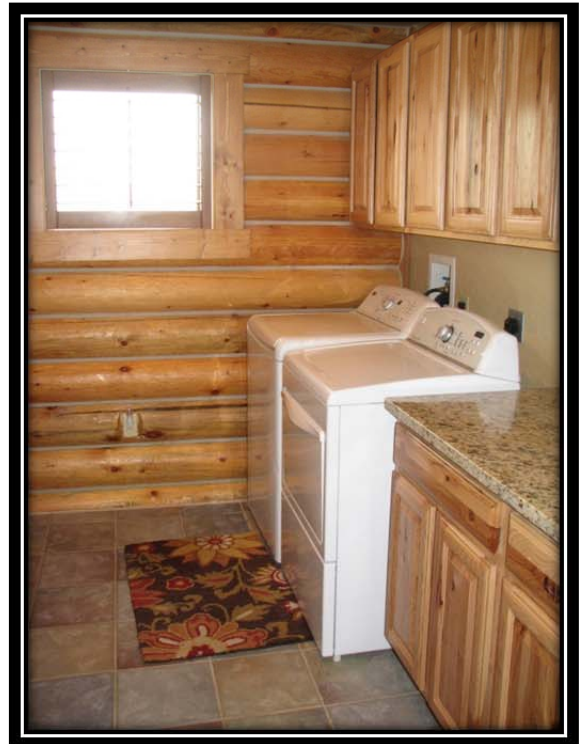




*Guest Bedroom*



*Laundry/Mud Room*







*Fire Pit*

*Horse Shelter*



*Heart Mountain Log Home*



HOUSE DESIGN: 1.5 Story  
# BEDROOMS: 3  
TOTAL # BATHS: 3  
APX YEAR BUILT: 1998  
APX TOTAL SQFT: 2850  
ADDITIONAL LIVING UNITS: No  
BASEMENT: Yes  
BASEMENT ENTRY: Interior Only  
BASEMENT TYPE: Full  
BASEMENT COMPLETION: Fully Finished

AREA: Powell Out of Town  
SUBDIVISION: None  
SCHOOL DISTRICT: Park County District #1  
APX MILES FROM TOWN: 0

APX ABOVE GRADE SQFT: 1710 APX BELOW GRADE SQFT: 1140 # FULL BATHS: 2 # HALF BATHS: 0 # 3/4 BATHS: 1  
AVG WATER/MO \$: 0

NATURAL GAS COMPANY: Energy West ELECTRIC COMPANY: Rocky Mountain Power  
SEWER: Septic PRIMARY WATER TYPE: Well COOLING TYPE: None  
PRIMARY HEAT: In Floor SECONDARY HEAT: Stove PRIMARY FUEL TYPE: Natural Gas  
ASSESSMENT \$: 0 HOA: No IRRIGATION FEES \$: 0 OTHER \$: 0

BLDGTYPE: Horse Shelter BLDGYRB: 2011

BLDGYRB2: 0  
BLDGYRB3: 0

| Room Type: | Level: | Sz/Desc: | Room Type: | Level: | Sz/Desc: | Room Type: | Level: | Sz/Desc: |
|------------|--------|----------|------------|--------|----------|------------|--------|----------|
| Great Rm   | M      |          | Kitchen    | M      |          | Laundry    | M      |          |
| Mstr Bdrm  | M      |          | Full Bath  | M      |          | Rec Rm     | 2      |          |
| 3/4 Bath   | 2      |          | Bedroom 2  | B      |          | Bedroom 3  | B      |          |
| Family Rm  | B      |          | Full Bath  | B      |          |            |        |          |

INCLUSIONS: refrigerator

EXCLUSIONS: none

APX IRRIGATED ACRES: 10 APX DEEDED ACRES: 14 APX LOT SQFT: 0

TAX YEAR: 2013 TOTAL TAX \$: 1901.75 TAXED W/OTHER LAND: Yes  
PROPERTY RIGHTS: Fee Simple PARCELABLE: No ADJ TO PUBLIC LAND: No RIVER/STREAM FRONT: No

DETAILED ZONING: Park Co - Powell (GR-P)

SELLER FIN: No DISCLOSURES: No

LEGAL DESCRIPTION: In Documents - Legal is for entire ranch of 137 acres. 14 acres to be split off with the house and subject to survey. Irrigated acreage is approximate and subject to survey.

CONSTRUCTION: Log

EXTERIOR SIDING: Log

ROOF: Metal

GARAGE/TYPE STALLS: Attached-2 Stalls

EXTERIOR FEATURES: Acreage Fenced, Deck, Horse Property, Loafing Shed, Mountain View

PROPERTY ACCESS: County Gravel

HEATING STOVE TYPE: Gas

FIREPLACE TYPE: Gas

INTERIOR FEATURES: Garage Door Opener, Loft, Mud Room, Tile Floor, Vaulted Ceiling(s), Wood Floor

COMMENTS: Mtn views & fertile farm ground surround this newly remodeled log home. Situated on 14+- acres(subject to survey), this home features an open great room w/wood floors & vaulted ceiling, kitchen w/granite & tile, a spacious loft, family room, 3 bdms, 3 baths and a large laundry/mud room off the 2 car garage. Radiant in floor heat & a gas heating stove provides cozy warmth. There is a stone fire pit.

DIRECTIONS TO PROPERTY: Between Cody and Powell. Turn left on Road 19, then left on Lane 15.

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.



