



Canyon Real Estate, LLC

1327 Rumsey Avenue

Cody, WY 82414

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## *CUTE HOUSE WITH LARGE FENCED BACK YARD*



**\$135,000**

*Great investment or great for a first time home buyer. Big enough to build a garage in the back. 2 bedrooms on main floor, 1 ¾ baths. Includes: storage shed, washer, dryer, stove and refrigerator. Concrete driveway wraps around the west side of the property. Underground sprinkler system. Newer storage shed. 698 sq. ft. up and a full finished basement with 698 sq. ft. Taxes are only \$859.10 per year.*

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*Kitchen*



*Basement Bedroom*



*Basement Family Room*



*Bath on Main Floor*

*¾ Bath in Basement*



*Kitchen Sink Area*

*In Basement*

*Laundry in Basement*





*Back Yard*



*Storage Shed*



*Cute House with  
Large Back Yard*

MLS #: R10007019A (Active) List Price: \$135,000

1935 Beck Ave Cody, WY 82414



HOUSE DESIGN: 1 Story  
# BEDROOMS: 2  
TOTAL # BATHS: 2  
APX YEAR BUILT: 1949  
APX TOTAL SQFT: 1396  
ADDITIONAL LIVING UNITS: No  
BASEMENT: Yes  
BASEMENT ENTRY: Interior Only  
BASEMENT TYPE: Full  
BASEMENT COMPLETION: Mostly Finished

AREA: Cody in Town  
SUBDIVISION: Ingraham Addition  
SCHOOL DISTRICT: Park County District #6

APX ABOVE GRADE SQFT: 698 APX BELOW GRADE SQFT: 698 # FULL BATHS: 1 # HALF BATHS: 0 # 3/4 BATHS: 1  
AVG WATER/MO \$: 0

NATURAL GAS COMPANY: Energy West

ELECTRIC COMPANY: City

SEWER: City

PRIMARY WATER TYPE: City

COOLING TYPE: None

PRIMARY HEAT: Forced Air

PRIMARY FUEL TYPE: Natural Gas

ASSESSMENT \$: 0

HOA: No

IRRIGATION FEES \$: 0

OTHER \$: 0

BLDGTYPE: storage shed

BLDG SIZE: 128 sf

BLDGYRB: 1992

BLDGYRB2: 0

BLDGYRB3: 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Full Bath	M		3/4 Bath	B	new shower			
Kitchen	M		Bedroom 3	B	no egress			
Living Rm	M		Laundry	B	large			
Dining Rm	M		Family Rm	B				
Bedroom 1	M		Extra Rm	B	w sink			
Bedroom 2	M							

ADDITIONAL ROOM INFO: Basement looks like it was set up as a 1 bedroom apt at one time. One area has a kitchen sink and breakfast bar. Downstairs 3/4 bath has a new shower surround.

INCLUSIONS: stove, refrigerator, washer & dryer

EXCLUSIONS: tenants personal items

APX IRRIGATED ACRES: 0

APX DEEDED ACRES: 0

APX LOT SQFT: 7500

APX LOT DIMENSIONS: 50x150

TAX YEAR: 2013

TOTAL TAX \$: 842.46

TAXED W/OTHER LAND: No

PROPERTY RIGHTS: Fee Simple

PARCELABLE: No

ADJ TO PUBLIC LAND: No

RIVER/STREAM FRONT: No

DETAILED ZONING: Cody Residential (B)

SELLER FIN: No

DISCLOSURES: No

LEGAL DESCRIPTION: Ingraham Lot 16 Block 1

CONSTRUCTION: Frame

HEATING STOVE TYPE: None

EXTERIOR SIDING: Stucco

FIREPLACE TYPE: None

ROOF: Wood Shingle/Shake

INTERIOR FEATURES: Wood Floor

GARAGE/TYPE STALLS: None

EXTERIOR FEATURES: Fenced Yard, Sprinklers, Auto, Storage Building

PROPERTY ACCESS: City Street

COMMENTS: Cute house with large back yard. Big enough to build a garage in the back. Concrete driveway wraps around the west side of the property. Underground sprinkler system. Newer storage shed. A total of 1396 sq.ft. Taxes are only \$859.10 per year.

DIRECTIONS TO PROPERTY: East on Beck from 17th St (Greybull Hill), watch for sign on left

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.