

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.



Kitchen



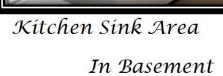
Basement Bedroom





Bath on Main Floor

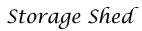
34 Bath in Basement



Laundry in Basement



Back Yard







Cute House with

Large Back Yard

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



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 BELOW GRADE SQFT: 698 # FULL BATHS: 1 # HALF BATHS: 0 # 3/4 BATHS: 1 **APX ABOVE GRADE SQFT: 698**

AVG WATER/MO \$: 0

NATURAL GAS COMPANY: Energy West

SEWER: City PRIMARY WATER TYPE: City

COOLING TYPE: None PRIMARY FUEL TYPE: Natural Gas

ELECTRIC COMPANY: City

Room Type:

PRIMARY HEAT: Forced Air ASSESSMENT \$: 0

IRRIGATION FEES \$: 0

OTHER \$: 0

Level:

Sz/Desc:

BLDGTYPE: storage shed

HOA: No

BLDGSIZE: 128 sf

BLDGYRB: 1992

BLDGYRB2: 0 BLDGYRB3: 0

> Room Type: Sz/Desc: Room Type: Level: Sz/Desc: Level: 3/4 Bath B new shower Full Bath M Kitchen M Bedroom 3 B no egress M Laundry В Living Rm large Family Rm В Dining Rm M M Extra Rm В Bedroom 1 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 TOTAL TAX \$: 842.46

TAXED W/OTHER LAND: No

APX LOT DIMENSIONS: 50x150

TAX YEAR: 2013 PROPERTY RIGHTS: Fee Simple

PARCELABLE: No

ADJ TO PUBLIC LAND: No

HEATING STOVE TYPE: None

APX LOT SQFT: 7500

RIVER/STREAM FRONT: No

DETAILED ZONING: Cody Residential (B)

SELLER FIN: No

LEGAL DESCRIPTION: Ingraham Lot 16 Block 1

DISCLOSURES: No

CONSTRUCTION: Frame **EXTERIOR SIDING: Stucco** ROOF: Wood Shingle/Shake

FIREPLACE TYPE: None INTERIOR FEATURES: Wood Floor

GARAGE/TYPE STALLS: None

EXTERIOR FEATURES: Fenced Yard, Sprinklers, Auto, Storage

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)

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