

COUNTRY LIVING NEAR POWELL WYOMING



\$395,000



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This wonderful home outside of Powell, Wyoming is situated on 15.61 acres with irrigated pasture. The custom home offers a great room with vaulted ceilings and river rock gas fireplace. The kitchen lends itself well for entertaining with a breakfast bar, a dining area and lots of counter space including a center island. A pantry gives additional storage. From the kitchen you have access to the sunroom and back patio for barbequing. A large office and family room is adjacent to the foyer. A family room off the foyer could be used as a fourth bedroom or formal dining room. The master bedroom offers a large comfortable living space with outside access to the Sun Room and rear patio with a hot tub. In the master bathroom this is a Jacuzzi, walk in shower, 2 sinks with their separate counter space and a huge walk in closet. Also on the main floor is a half bath and laundry. Climbing up the staircase to the second floor, you have grand feeling of openness. The second floor has two nice bedrooms that share a bathroom with double sinks. For the growing family, this home also offers a 500 square foot game room in a separate building with a wood burning stove and air conditioning unit. This could also be converted in guest quarters or mother-in-law quarters. The yard is nicely landscaped and fenced.

A 1500 square foot barn has an enclosed tack room and two stalls with loafing area. For the handyman, there is 220 volt electrical service in the shop. The pasture is fenced and irrigated with gated pipe. This is a wonderful horse set up.

Situated about 15 minutes to Powell and 25 minutes to Cody, there are multiple opportunities for shopping and recreation. The Big Horn Mountain Range to the east is well known for its snowmobiling in the winter. To the west is Yellowstone National Park and the Beartooth Mountains offering endless recreational opportunities and scenic beauty.





Front Porch

*Garage &
Front of House*



Rear of Home

Living Room





Kitchen





Kitchen





Master Bedroom



*Master Bath and
Walk-in Closet*



Master Bath



*Looking Down from
Second Floor*



*Sun Room with Access
To Master Bedroom*



Hot Tub & Rear Patio

*Rec Room Building
Or Guest House*



Rec Room

*Storage Shed &
Rec Room Building*





Barn

Fenced Yard



Heart Mountain



Irrigated Pasture



*Big Horn
Mountains*

*Mountain
Views*





Country Living Near Powell Wyoming



MLS #: R10008154A (Active) List Price: \$395,000

19 Joslen Dr Powell, WY 82435



HOUSE DESIGN: 1 Story
BEDROOMS: 4
TOTAL # BATHS: 3
APX YEAR BUILT: 1997
APX TOTAL SQFT: 2251
ADDITIONAL LIVING UNITS: No
BASEMENT: No

AREA: Powell Out of Town
SUBDIVISION: None
SCHOOL DISTRICT: Park County District #1

APX ABOVE GRADE SQFT: 2251 APX BELOW GRADE SQFT: 0 # FULL BATHS: 2 # HALF BATHS: 1 # 3/4 BATHS: 0
AVG WATER/MO \$: 0

NATURAL GAS COMPANY: Energy West

ELECTRIC COMPANY: Garland Light/Power

SEWER: Septic

PRIMARY WATER TYPE: Well

COOLING TYPE: Central Air

PRIMARY HEAT: Forced Air

PRIMARY FUEL TYPE: Natural Gas

ASSESSMENT \$: 0

HOA: No

IRRIGATION FEES \$: 420

OTHER \$: 0

BLDGTYPE: Barn

BLDGSIZE: 1500 sf

BLDGYRB: 2002

BLDGDESC: Storage Shed

BLDGSZ2: 130 sf

BLDGYRB2: 1999

BLDGTYPE3: Rec Room Bldg.

BLDGSZ3: 500

BLDGYRB3: 2004

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Living Rm	M	Rock FP	Kitchen	M	Island	Office	M	
Family Rm	M	or 4th bdrm.	1/2 Bath	M		Mstr Bdrm	M	
Full Bath	M	Jacuzzi tub	Extra Rm	M	Sun Room	Laundry	M	
Bedroom 1	2		Bedroom 2	2		Full Bath	2	double sinks
Rec Rm	M	seperate bldg						

INCLUSIONS: refrigerator, microwave, dishwasher, gas range, disposal, gated pipe

EXCLUSIONS: none

APX IRRIGATED ACRES: 15.61

APX DEEDED ACRES: 15.61

APX LOT SQFT: 0

TAX YEAR: 2013

TOTAL TAX \$: 2492.75

TAXED W/OTHER LAND: No

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: Pt. of Lot 49-D, T55 R100 & Pt. of Lot 49-E, T54 R100 (Parcel A, Amended ROS D201) (15.61 AC.)

CONSTRUCTION: Frame

HEATING STOVE TYPE: Wood

EXTERIOR SIDING: Hardboard

FIREPLACE TYPE: Gas

ROOF: Composition Shingle

INTERIOR FEATURES: Breakfast Bar, Breakfast Nook, Ceiling

GARAGE/TYPE STALLS: Attached-2 Stalls

Fan(s), Disposal, Garage Door Opener, Hot Tub, Jetted Tub, Mud

EXTERIOR FEATURES: Barn, Corrals, Fenced Yard, Guest House, Room, Pantry, Skylights, Vaulted Ceiling(s), Walk-in Closet(s)

Horse Property, Irrigated, Landscaping, Mountain View, Patio,

Sprinklers, Auto, Storage Building

PROPERTY ACCESS: County Gravel

COMMENTS: Custom home offers a great room with vaulted ceilings & river rock gas fireplace. The kitchen lends itself well for entertaining with a breakfast bar, a dining area & lots of counter space including a center island. The family room could be used as 4th bdrm. Rec room in separate bldg. could be guest house. Irrigated pasture & barn with 220 volt service. 2 wells. Fenced landscaped yard & mountain views.

DIRECTIONS TO PROPERTY: From Cody, Powell Hwy. to Road 18, turn right, left on Lane 14 which becomes Lane 13. Follow to Joslen, turn left. House is on right hand side. From Powell, Road 9 south to Lane 13, follow to Lane 14. Joslen will be on the right.

SUBJECT TO 1031: No

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

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