



Canyon Real Estate, LLC

1327 Rumsey Avenue

Cody, WY 82414

307-527-7092

www.canyonrealestate.net

SINGLE LEVEL HOME

CODY



\$285,000

One level home on 4.55 acres of irrigated land, 13 miles up the South Fork. Beautiful location with pond, mountain views, wild life, fencing and landscaping. Home features 3 bedrooms, 1 full bath and 2 half baths, fireplace with insert plus a wood stove for cozy warmth.

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Back View



Mountain Views





Living Area



Dining Area





Kitchen

Pantry



Laundry Area

Master Bedroom & Bath



MLS #: R10006224A (Active) List Price: \$285,000

38 Carter Mountain Rd Cody, WY 82414



HOUSE DESIGN: 1 Story
BEDROOMS: 3
TOTAL # BATHS: 3
APX YEAR BUILT: 1982
APX TOTAL SQFT: 2983
ADDITIONAL LIVING UNITS: No
BASEMENT: No

AREA: Cody Out of Town
NEIGHBORHOOD: Southfork
SUBDIVISION: Speigleberg
SCHOOL DISTRICT: Park County District #6
APX MILES FROM TOWN: 13

APX ABOVE GRADE SQFT: 2983 APX BELOW GRADE SQFT: 0 # FULL BATHS: 1 # HALF BATHS: 2 # 3/4 BATHS: 0
AVG WATER/MO \$: 0

NATURAL GAS COMPANY: None ELECTRIC COMPANY: Pac Power/Light
SEWER: Septic PRIMARY WATER TYPE: Well COOLING TYPE: None
PRIMARY HEAT: Baseboard PRIMARY FUEL TYPE: Electric SECONDARY FUEL TYPE: Wood
ASSESSMENT \$: 0 HOA: No ANNUAL HOA COST: 0 IRRIGATION FEES \$: 80.00 OTHER \$: 0

BLDGYRB: 0
BLDGYRB2: 0
BLDGYRB3: 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Full Bath	M		Family Rm	M				
1/2 Bath	M		Kitchen	M				
1/2 Bath	M		Extra Rm	M				
Mstr Bdrm	M		Great Rm	M				
Bedroom 2	M							
Bedroom 3	M							

ADDITIONAL ROOM INFO: Plant Room

INCLUSIONS: Stove Frig. Dishwasher Disposal Woodstove

EXCLUSIONS: none

APX IRRIGATED ACRES: 4.55 APX DEEDED ACRES: 4.55 APX LOT SQFT: 0
TAX YEAR: 2013 TOTAL TAX \$: 1893.57 TAXED W/OTHER LAND: No
PROPERTY RIGHTS: Fee Simple PARCELABLE: No ADJ TO PUBLIC LAND: No RIVER/STREAM FRONT: No
DETAILED ZONING: Cody Rural Res Dist (RR)

SELLER FIN: No DISCLOSURES: Yes

LEGAL DESCRIPTION: lot 4 Speigleberg Sub

CONSTRUCTION: Frame HEATING STOVE TYPE: Wood
EXTERIOR SIDING: Log Siding FIREPLACE TYPE: Wood
ROOF: Composition Shingle INTERIOR FEATURES: Breakfast Bar, Mud Room, Pantry

GARAGE/TYPE STALLS: Attached-1 Stall
EXTERIOR FEATURES: Acreage Fenced, Cable, Dirt Ditches,
Fenced Yard, Flat Terrain, Garden, Horse Property, Irrigated,
Landscaping, Mountain View, Pond, Sprinklers, Manual, Storage
Building

PROPERTY ACCESS: Private Gravel Road

COMMENTS: 360 degree views irrigated land all on one level pond Lake view irrigation.

DIRECTIONS TO PROPERTY: Southfork Rd to Carter Mt Rd look for sign on right

SUBJECT TO 1031: No

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

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