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.



Back View





Mountain Views





Living Area





Dining Area





Kítchen



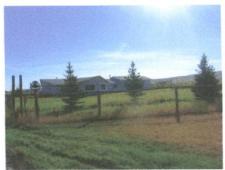
Laundry Area

Pantry



Master Bedroom & Bath





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 BELOW GRADE SQFT: 0 # FULL BATHS: 1 # HALF BATHS: 2 # 3/4 BATHS: 0 **APX ABOVE GRADE SQFT: 2983**

AVG WATER/MO \$: 0

NATURAL GAS COMPANY: None

HOA: No

ELECTRIC COMPANY: Pac Power/Light

SEWER: Septic

PRIMARY WATER TYPE: Well

COOLING TYPE: None

PRIMARY HEAT: Baseboard ASSESSMENT \$: 0

PRIMARY FUEL TYPE: Electric ANNUAL HOA COST: 0

SECONDARY FUEL TYPE: Wood IRRIGATION FEES \$: 80.00

OTHER \$: 0

BLDGYRB: 0 BLDGYRB2: 0 BLDGYRB3: 0

> Sz/Desc: Room Type: Level: Sz/Desc: Room Type: Level: Sz/Desc: Room Type: Level Full Bath Family Rm M 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 ADJ TO PUBLIC LAND: No PARCELABLE: No

RIVER/STREAM FRONT: No

DETAILED ZONING: Cody Rural Res Dist (RR)

SELLER FIN: No

DISCLOSURES: Yes

LEGAL DESCRIPTION: lot 4 Speiglberg Sub

CONSTRUCTION: Frame EXTERIOR SIDING: Log Siding ROOF: Composition Shingle

HEATING STOVE TYPE: Wood FIREPLACE TYPE: Wood 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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