

HORSE PROPERTY IN TOWN



\$175,000



Canyon Real Estate, LLC
1327 Rumsey Avenue, Cody, WY 82414
Office (307)527-7092
Fax (307)527-7093
www.canyonrealestate.net

INFORMATION ON THIS PROPERTY WAS OBTAINED FROM SOURCES OTHER THAN THAT OF CANYON REAL ESTATE, LLC, AND IS DEEMED TO BE RELIABLE, BUT IS NOT GUARANTEED BY EITHER THE SELLER OR THE SELLER'S AGENT. THIS OFFERING IS SUBJECT TO CORRECTION, WITHDRAWAL, PRIOR SALE, OR PRICE CHANGE WITHOUT PRIOR NOTICE.





This 3 bedroom 1 bath home and guest house has it all on a 15,983 square foot lot. The main house has new wood looking vinyl/plank flooring in the living room and hallway, done in January of 2013. The bathroom was completely remodeled in March of 2012 which includes new wood vinyl floors, and a double vanity and tile shower. Keep warm with the wood stove, in the living room, and cool in the summer with the swamp coolers. There is a double vanity in the master bedroom. From the kitchen you step out onto a porch for easy barbecuing. Walk out onto the patio/sidewalk area from the living room that leads to the oversized 3 car garage. The garage was divided into sections, a single side and a double side that is a pull-through. The dividing wall in the garage has double doors that open to both sides. There is also an outside entrance door to each side. Park your extra toys under the large graveled carport between the house and garage. The guest house has a kitchenette open to the living and dining areas. Upstairs is the loft area that includes the bedroom and $\frac{3}{4}$ bath. There is a corral and horse shelter with room enough for two horses. Shoe your own horses with the fixtures built into a concrete pad. The entire property is fenced and has a small fenced yard in front. Water the lawn from the ditch that runs along the West side of the property. Private parking for both the main house and guest house. Come take a look!



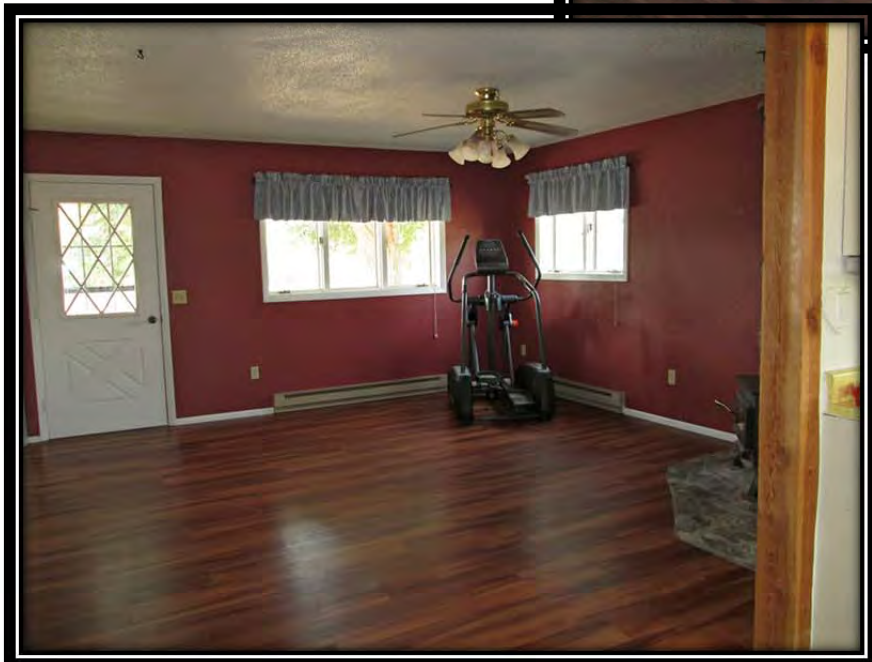
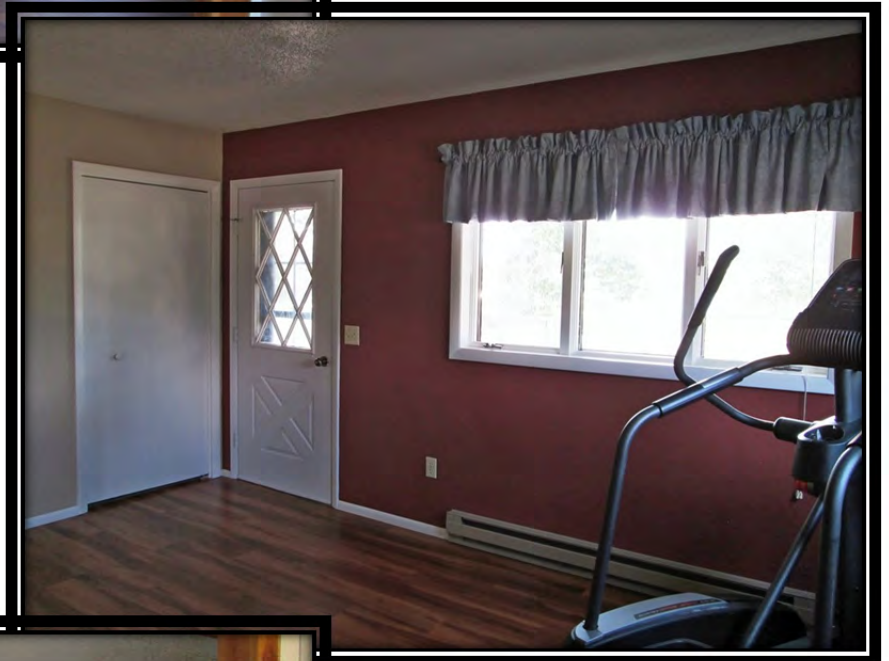


Kitchen

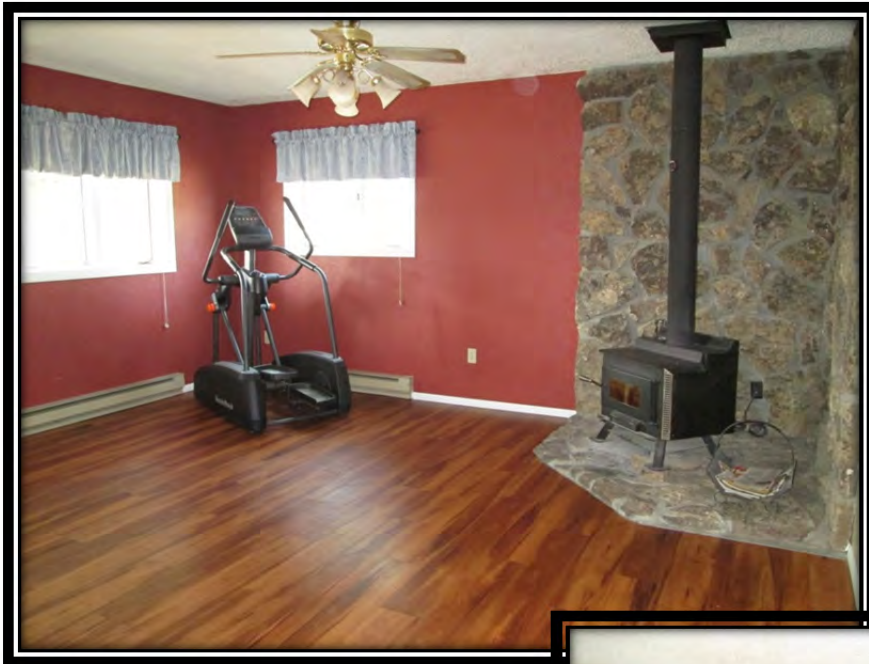




Living Room



*New Plank
Vinyl Wood
Floors*



*Wood Stove
In Living Room*



*Living Room
Looking toward
Kitchen & Hallway*



*Completely
Remodeled
Bathroom*





*Master
Bedroom*



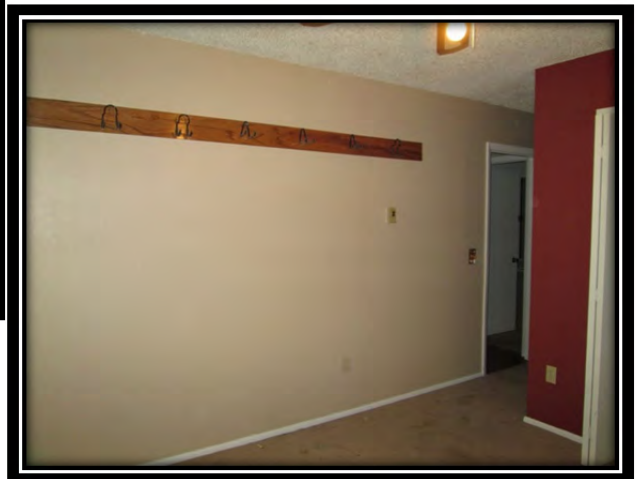
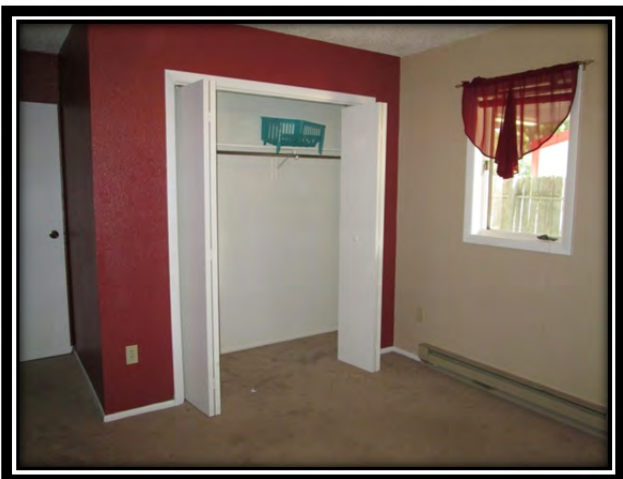
*Double Vanity
In Master
Bedroom*



Bedroom Two



Bedroom Three





Front Yard



Main Driveway



3 Car Garage

*East Side of Garage
South Entrance*



*Private Parking
& Guest House*



Horse Fixture



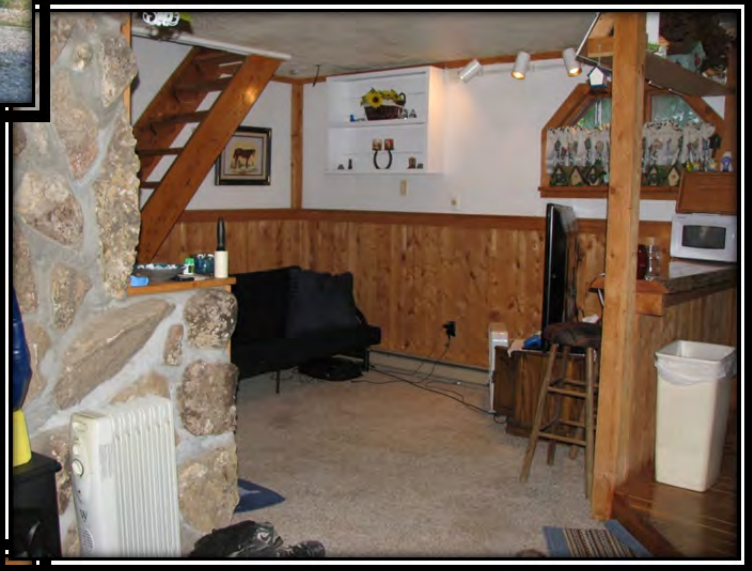
Horse Shelter



Corrals



Guest House



Guest House



Bed & Bath in Loft



HOUSE DESIGN: 1 Story
BEDROOMS: 3
TOTAL # BATHS: 1
APX YEAR BUILT: 1982
APX TOTAL SQFT: 1120
ADDITIONAL LIVING UNITS: Yes
BASEMENT: No

AREA: Cody in Town
SUBDIVISION: Cody Heights
SCHOOL DISTRICT: Park County District #6
APX MILES FROM TOWN: 0

APX ABOVE GRADE SQFT: 1120 **APX BELOW GRADE SQFT:** 0 **# FULL BATHS:** 1 **# HALF BATHS:** 0 **# 3/4 BATHS:** 0
AVG WATER/MO \$: 0

NATURAL GAS COMPANY: None **ELECTRIC COMPANY:** City
SEWER: City **PRIMARY WATER TYPE:** City **COOLING TYPE:** Swamp Cooler
PRIMARY HEAT: Baseboard **SECONDARY HEAT:** Stove **PRIMARY FUEL TYPE:** Electric **SECONDARY FUEL TYPE:** Wood
ASSESSMENT \$: 0 **HOA:** No **IRRIGATION FEES \$:** 90.00 **OTHER \$:** 0

BLDGTYPE: Shed **BLDGSIZE:** 144 sf **BLDGCNST:** Timber Frame **BLDGYRB:** 1982 **BLDGDESC:** Horse Shed
BLDGTYPE2: Guest House **BLDGSZ2:** 512 sf **BLDGCNST2:** Frame **BLDGYRB2:** 1990 **BLDGDESC2:** Guest House
BLDGYRB3: 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Kitchen	M	Tile Floor	Living Rm	M	New Floor	Living Rm	M	Guest House
Dining Rm	M	Tile Floor	Full Bath	M	Remodeled	Kitchen	M	Guest House
Laundry	M	In kitchen				BrkfstArea	M	Guest House
Mstr Bdrm	M	Double Vanity				3/4 Bath	2	Guest House
Bedroom 2	M					Bedroom 1	2	Guest House
Bedroom 3	M							

ADDITIONAL ROOM INFO: 1 bed/1 bath, 2 story, guest house w/private parking. Corral & horse shed. The 3 car garage is divided into 2 sections, a single side & a double side, the double side is a pull through. There is enough vinyl plank flooring left to do the kitchen.

INCLUSIONS: side by side refrigerator, stove, convection oven, washer/dryer, portable dishwasher, wood stove, electric heaters in guest house.

EXCLUSIONS: all personal property of renters.

APX IRRIGATED ACRES: 0 **APX DEEDED ACRES:** 0.37 **APX LOT SQFT:** 15983
TAX YEAR: 2013 **TOTAL TAX \$:** 1378.10 **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: CODY HEIGHTS SUB. PT. OF TR. 71-7 DESC. AS: BEG. SW COR OF TR. 71-7, THENCE E. 222.38', N. 71.89', W. 222.33', S. 71.88' TO POB (15,983 SF)

CONSTRUCTION: Frame **HEATING STOVE TYPE:** Wood
EXTERIOR SIDING: Wood **FIREPLACE TYPE:** None
ROOF: Composition Shingle **INTERIOR FEATURES:** Garage Door Opener, Tile Floor, Wood Floor
GARAGE/TYPE STALLS: Carport-1 Stall, Detached-3 Stalls
EXTERIOR FEATURES: Acreage Fenced, Corner Lot, Corrals, Deck, Fenced Yard, Flat Terrain, Guest House, Horse Property, Loafing Shed, Natural Gas to Property, Patio
PROPERTY ACCESS: Private Dirt Road

COMMENTS: This 3 bed/1 bath home & guest house has it all. In the main house, the bathroom was completely remodeled in March of 2012. The master bedroom has a double vanity. There is wood looking(plank vinyl) floors in the living room & hallway, installed in Jan. 2013. New roof in 2010. New patio being laid now, 2 new doors will be installed. Horse fixtures for shoeing horses. Entire property is fenced.

DIRECTIONS TO PROPERTY: East Sheridan to 29th, right on 29th, follow to 1606, on the left.

SUBJECT TO 1031: No

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

Park County Wyoming MapServer

