

CODY HOME ON SUNSET RIM



\$325,000



Canyon Real Estate, LLC

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This meticulously maintained home is situated on 2 acres and offers spectacular mountain views. The open floor plan features a gas fireplace in the living room. French doors in the dining room open to a patio for outdoor entertaining. The kitchen is a chef's delight with quartz counter tops, tile back splash, an island, tile floor and stainless steel appliances. There are 2 guest bedrooms and a guest bathroom with tiled shower and tile floor. The master bedroom has a beautiful master bathroom with tile floor and tile surround in the tub/shower combo. Wood floors are in the hallway and bedrooms.

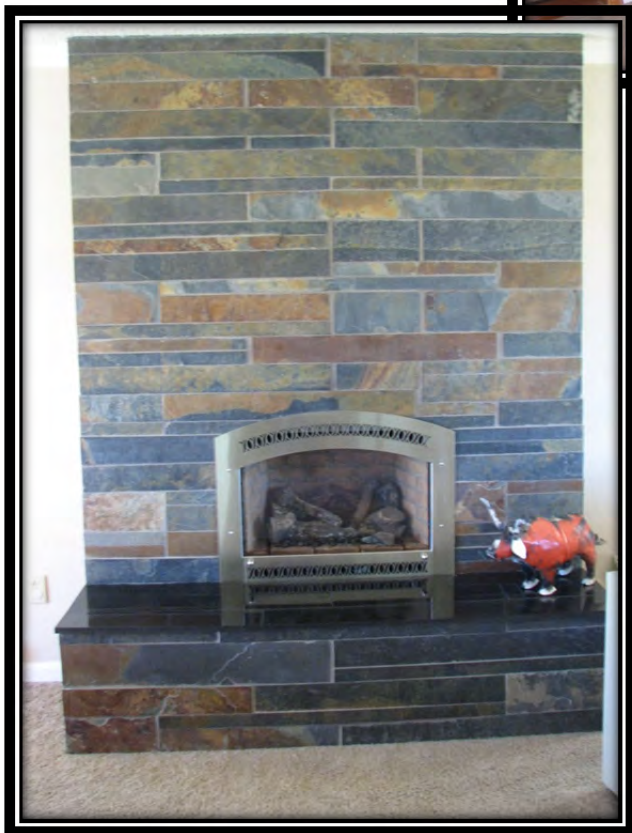
A separate wing of the home has an apartment with a separate entrance that contains a full bath with walk in shower, living area, bedroom and kitchenette with a laundry. There are built in book shelves and lots of storage. This bonus area offers many possibilities. All appliances are included. Great in-law apartment or expanded living area.

The property is serviced by NWRW and has a well for outside watering. The driveway is paved to the 2 car garage. The property is set up for horses with a fenced pasture area and horse shed. There is a storage shed for tack or yard equipment. Beautiful trees line the front of the property. Access to a large block of BLM is a short distance down the road offering 1000's of acres to explore. This property is just 10 minutes from downtown Cody, home to many western cultural events.





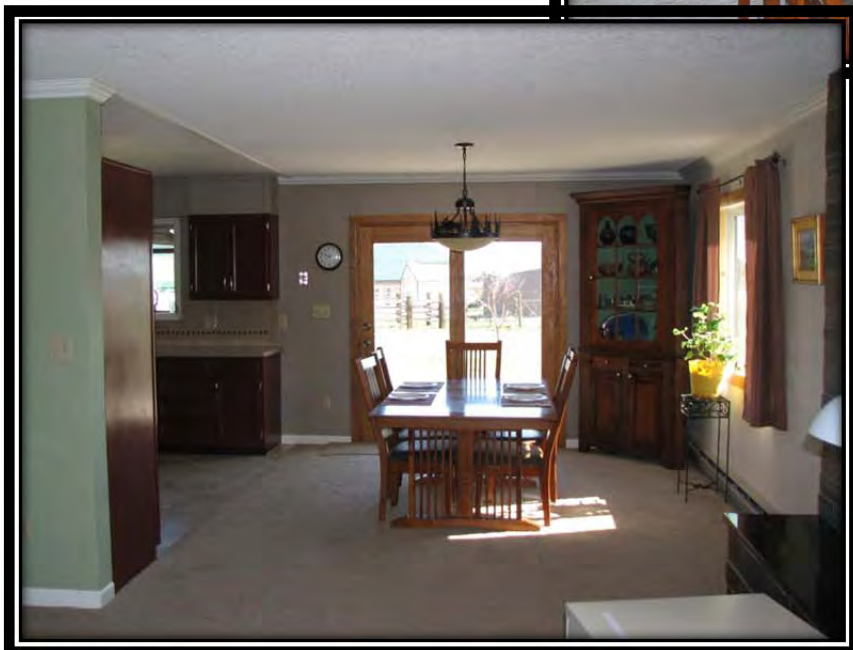
Living Room



*Gas Fireplace in
Living Room*



Hallway to Bedrooms



Dining Room

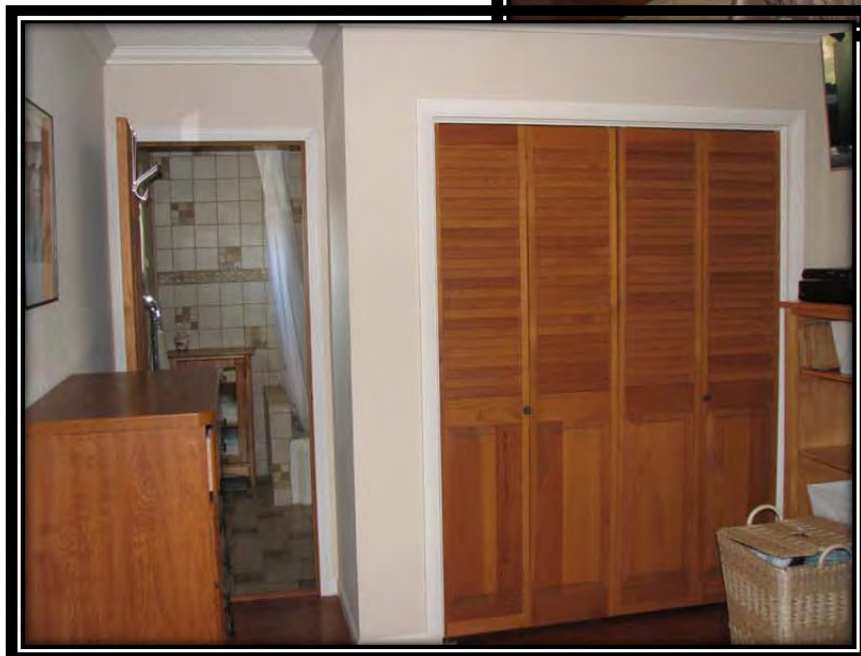


Kitchen





*Master
Bedroom*



*Master
Bedroom*



Master Bathroom





Guest Bedroom



Guest Bath





*Living Area
In Apartment*



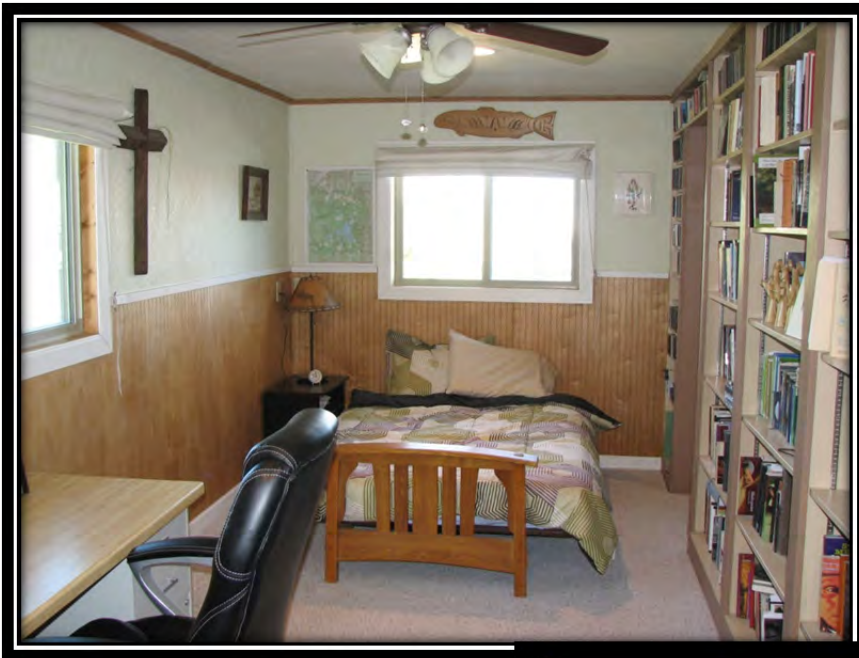
*Living Area
In Apartment*



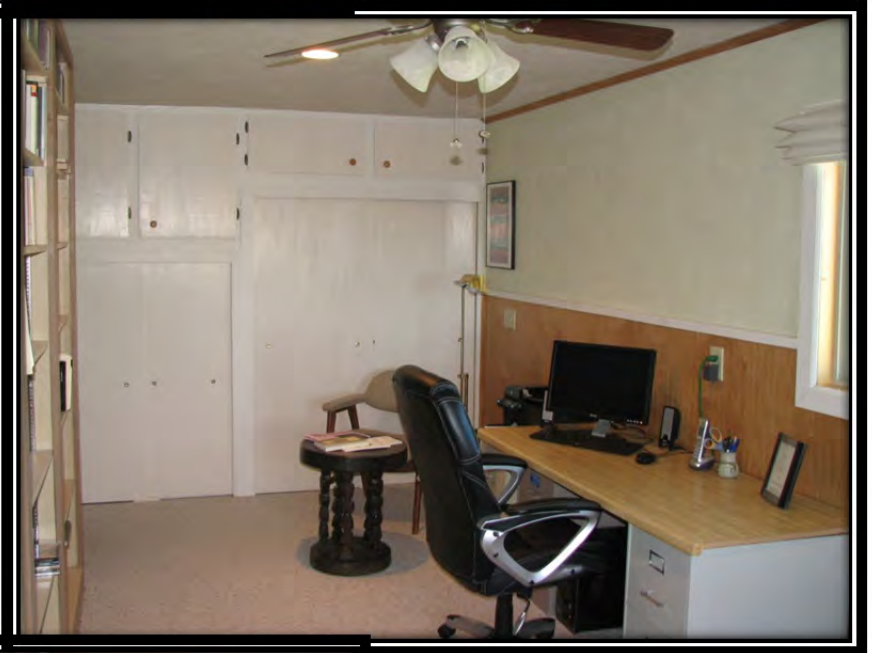
*Kitchen
In Apartment*



*Laundry in
Apartment*



*Bedroom in
Apartment*



*Bedroom in
Apartment
With Built-in
Bookshelves &
Storage*



*Bathroom in
Apartment*





Horse Shelter & Pasture

Pasture



Storage Shed



Rear of Home



Rear View of Garage

Carter Mountain



Carter Mountain

*View to Southeast
& BLM*





View to the South

*Mountain Views to
The Northwest*



Mountain Views to the West



Cody Home on Sunset Rim

MLS #: R10009082A (Active) List Price: \$325,000

98 Sunset Rim (3EXS) Cody, WY 82414



UNIT # OR LOT #: Lot 55
HOUSE DESIGN: 1 Story
BEDROOMS: 4
TOTAL # BATHS: 3
APX YEAR BUILT: 1979
APX TOTAL SQFT: 2304
ADDITIONAL LIVING UNITS: Yes
BASEMENT: No

AREA: Cody Out of Town
NEIGHBORHOOD: Greybull Highway
SUBDIVISION: None
SCHOOL DISTRICT: Park County District #6
APX MILES FROM TOWN: 0

APX ABOVE GRADE SQFT: 2304 APX BELOW GRADE SQFT: 0 # FULL BATHS: 2 # HALF BATHS: 0 # 3/4 BATHS: 1
AVG WATER/MO \$: 0

NATURAL GAS COMPANY: Energy West ELECTRIC COMPANY: Rocky Mountain Power
SEWER: Septic PRIMARY WATER TYPE: Northwest Rural SECONDARY WATER TYPE: Well COOLING TYPE: None
PRIMARY HEAT: Baseboard SECONDARY HEAT: Fireplace PRIMARY FUEL TYPE: Electric SECONDARY FUEL TYPE: Natural Gas
ASSESSMENT \$: 0 HOA: No IRRIGATION FEES \$: 0 OTHER \$: 0

BLDGTYPE: Storage Shed BLDGSIZE: 272 BLDGYRB: 1994
BLDGYRB2: 0
BLDGYRB3: 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Living Rm	M	open	Dining Rm	M	open to LR	Kitchen	M	quartz counters
Mstr Bdrm	M	large	Full Bath	M	Master	Bedroom 2	M	
Bedroom 3	M		3/4 Bath	M	tiled shower	Laundry	M	

ADDITIONAL ROOM INFO: Guest apartment w/seperate entrance has a kitchen, laundry, living room, bedroom & full bath. This could be used as an apartment or additional living area to main house as owner is doing. Gas fireplaces used as main heat source, baseboard secondary.

INCLUSIONS: 2 refrigerators, 2 gas ranges, dishwasher, washer, dryer

EXCLUSIONS: none

APX IRRIGATED ACRES: 0 APX DEEDED ACRES: 2 APX LOT SQFT: 0
TAX YEAR: 2013 TOTAL TAX \$: 1768.89 TAXED W/OTHER LAND: No
PROPERTY RIGHTS: Fee Simple PARCELABLE: No ADJ TO PUBLIC LAND: No RIVER/STREAM FRONT: No
DETAILED ZONING: Park Co - 5 Acres (GR-5)

SELLER FIN: No DISCLOSURES: No
LEGAL DESCRIPTION: 2 AC. DES. AS: THE S. 208.7' OF THE W. 417.4' OF SW/4NW/4 O.S. SEC. 12 OR PT. LOT 55 R.S. T52 R101

CONSTRUCTION: Frame HEATING STOVE TYPE: Gas
EXTERIOR SIDING: Stone, Wood FIREPLACE TYPE: Gas
ROOF: Composition Shingle INTERIOR FEATURES: Ceiling Fan(s), Garage Door Opener, Tile Floor, Wood Floor
GARAGE/TYPE STALLS: Attached-2 Stalls
EXTERIOR FEATURES: Corner Lot, Corrals, Guest House, Horse Property, Landscaping, Loafing Shed, Natural Gas to Property, Patio, RV Parking, Storage Building
PROPERTY ACCESS: County Paved

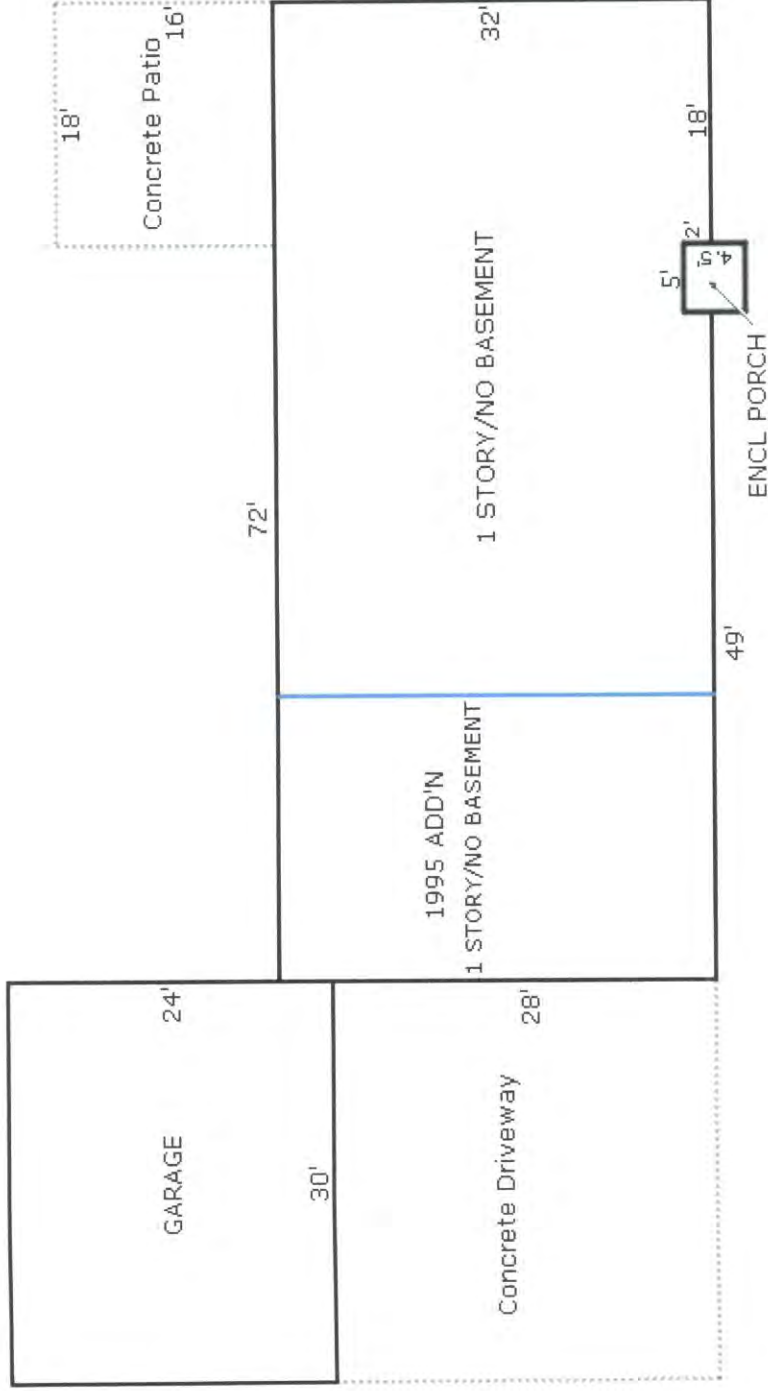
COMMENTS: This meticulously maintained home is situated on 2 acres & offers spectacular mountain views. Open floor plan with many upgrades such as quartz counters in kitchen, tile floors in baths & kitchen, wood in hallway & bedrooms, tile shower in both bathrooms. Attached guest apartment has a separate entrance, but could be used as additional living space. Set up for horses. Access to 1000's of acres of BLM

DIRECTIONS TO PROPERTY: Greybull Highway east to Sunset Rim.

SUBJECT TO 1031: No

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

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2304 SF

Sketch by Apex Medina™

