

BEAUTIFUL CUSTOM LOG HOME



\$495,000



Canyon Real Estate, LLC
1327 Rumsey Ave., Cody, WY 82414
Office (307) 527-7092 Cell (307) 250-1040
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.





OUTSTANDING views from this very unique 3 bedroom, 3 bath log home. 3,300 square foot custom built with 12" Montana Spruce. Clerestory design allows the sun to shine in during the winter and keeps the sun out in the summer. Cambria quartz counter tops in kitchen with a 4x10 island and walk-in pantry. The kitchen is open to the great room with a wood stove and large windows. Polished marble tile counter top in master bath. Central vacuum system. 1300+- sf wrap around deck with exterior eave lighting. Indoor pool with 24k gold accents in tile. Absolutely a MUST SEE property. Energy efficient.



3300 sf Custom Log Home

3 bedroom ® 3 bathrooms ® Pool room / indoor pool

Amazing views of the Big Horn Mountains both east and north

- Constructed of 12" Montana Spruce
- Metal roof with 14" of blown cellulose insulation (R54)
- Lower level exterior finished with local stone
- Central heat & air conditioning, plus wood furnace back up
- Clerestory design allows sun to shine in during winter, not summer
- Windows arranged to create convection for easy cooling without AC in summer

-
- Custom cabinetry
 - o Doors and drawers are all book matched
 - o Custom Wisconsin maple solid-core plywood – solid wood construction
 - o All doors have silent closers
 - Wisconsin ash floors throughout main/upper level
 - Travertine stone tile floors throughout lower level
 - Wisconsin ash T&G ceiling throughout both main and upper levels
 - Montana Cedar ceiling and walls in Pool Room
 - High-end plumbing and light fixtures

Front Bathroom

- Travertine stone tile in shower, walls of toilet alcove, floor
- Polished marble tile countertop
- 8' wall to wall mirror over vanity
- Under-cabinet built-in Bosch washer and dryer
- Shower/tub combo with dual shower heads
- 15' Vaulted ceiling

Master Bedroom

- Built in custom bedside tables
- Exterior door leads to 710sf north deck
- Vaulted ceiling

Master Vanity Dressing

- His and hers closets, his and hers 2nd story closets for out of season
Her closet is outfitted with custom wood organizing unit
- Polished marble tile countertop, double vanity
- 10' wall to wall mirror over vanity
- 19' Vaulted ceiling, solar screen makes up the upper part of the wall to let in natural sunlight

Master Bathroom

- Programmable thermostat control heated floors

- Timer controlled vent fan
- Glass front whirlpool/steam shower features: whirlpool jets, air jets, steam unit with incense/herb box, 2 sets of body sprays, rain shower head, 2 hand-held shower heads, water-spray foot massager, cable-/satellite-capable TV screen, speaker phone, mp3 player, chromotherapy and overhead lighting, vent fan
-

Kitchen

- 4x10' island
- Cambria quartz countertops
- Jenn-air double convection oven
- Bosch 5-burner gas cooktop with continuous grate
- Elkay deep double sink, stainless steel, high grade sound insulation undercoating
- Integrated maple front side-by-side refrigerator
- Integrated maple front Fisher Paykel dishwasher drawers
- Instant hot water tap at sink
- Countertop sink drain control button
- Drawer vacuum and dustpan vac at island
- Rev-A-Shelf equipped cabinetry: built-in double trash bins, built in pots and pans rack x2, built in plate rack, built-in lift up shelf for small appliances x2,
- Walk-in pantry with 2nd side-by-side refrigerator, extra storage cabinets, microwave shelf, Rev-A-Shelf pull-down shelves
- Display shelving with low voltage lighting and hidden extra storage behind
- Schonbek Swarovski lighting

Great Room

- Wood stove with granite hearth and backed by local stone
- Built-in AV cabinet and TV swivel, wired for speakers
- Lots of windows—great views
- Triple accordion glass doors open to pool room, makes 9' opening

Pool Room

- Travertine stone tile floor
- Montana Cedar ceiling and walls
- 3 sets of glass doors lead to South Lawn
- Deck drains integrated into floor

Pool

- Glass tile finish with 24k gold accent tiles
- Key-operated automatic pool cover integrated into floor
- Water jets create a fountain over the pool
- Salt chlorinator system allows very low chlorine level for indoor environment
- Pentair intellibright colored light
- Storage in Pool Mechanical Room

Lower Level Bathroom

- Programmable thermostat control heated floors
- Timer controlled vent fan

More / Various

- Central vac features: ports throughout upper and lower level, 3 dustpan ports on main level
- 2nd Laundry Closet on Lower Level
- Lower level Vault room: 6-sided concrete wall construction.
- More than 1300 sf wrap-around deck. Exterior eave lighting around all sides
- High efficiency propane heating and A/C with integrated wood furnace back up. When thermostat calls for heat: if a fire in wood furnace, propane doesn't turn on, if no fire, propane automatically kicks in. Wood furnace also provides supplemental radiant heat to hot water heating minimizing propane use and heats bathroom floor above.
- Insulated, ultra energy-efficient Bradford & White large capacity water heater. Have NEVER run out of hot water even with multiple guests/showers/laundry/dished simultaneously—over 100 gallons /hour recovery rate
- Upstairs wood stove and lower wood furnace will easily maintain 100 degree temp differential (inside vs outside) without using propane will heat house without electricity if needed.
- Wired for data and cable/satellite/sound throughout
- 14" Cellulose in ceiling, 6" damp spray in lower level walls, multi-product complete underlayment system on roof and multiple levels of vapor/air barrier on all non-log walls 2 outside and 1 inside). Everything is foamed/caulked/sealed including between logs under chinking, door and window frames.
- Several inches of spray foam insulation and cellulose between upper and lower floors—insulation and sound barrier/absorbing.
- Thermal mass of logs, concrete, and stone façade on lower level contribute greatly to energy efficiency.
- House is oriented true solar north/south with eave and window placement to maximize light and heat during cold months, minimize during hot months. Windows also placed to maximize ventilation and airflow.
- Over 170 cubic yards of concrete in foundation and surrounding pool and floors---
- 1-1/8" plywood underlayment under wood 3/4" ash floors
- Floor trusses over spec for design, roof beams on 12" centers will support any amount of snow build up
- Deck framed with 2x12's, 3x12 on west cantilevered portion. Deck posts all have large buried footers, no movement expected—ever.
- Freeze-friendly Pex manifold plumbing, isolated and manageable to each area
- Electric system over-engineered and no overloaded circuits/wiring. Electric outlets everywhere
- Additional gas lines in place for supplemental garage and lower level heating as well as for gas grill/heat on east deck
- Power in front yard is set up for 110 OR 220

- Water line buried in place and ready for connection for lower portion of lot to accommodate livestock or gardening
- Irrigation pump, wiring and hoses included with house
- Networking, phones, coax (cable) and sound in server closet set up professionally with patch panels and completely manageable for multiple networks, phone lines, etc.
- 1000 gallon propane tank for once a year fill ups when price is low.
- Gravity fuel tank at top of hill for convenience--gas delivery is better quality and cheaper than can be found in Shell, convenient for ATVs and off road vehicles

In short nothing was skimped on---everything is built as well as possible and designed to last indefinitely with reasonable care

Travertine stone tile floor



Key operated automatic pool cover integrated into floor

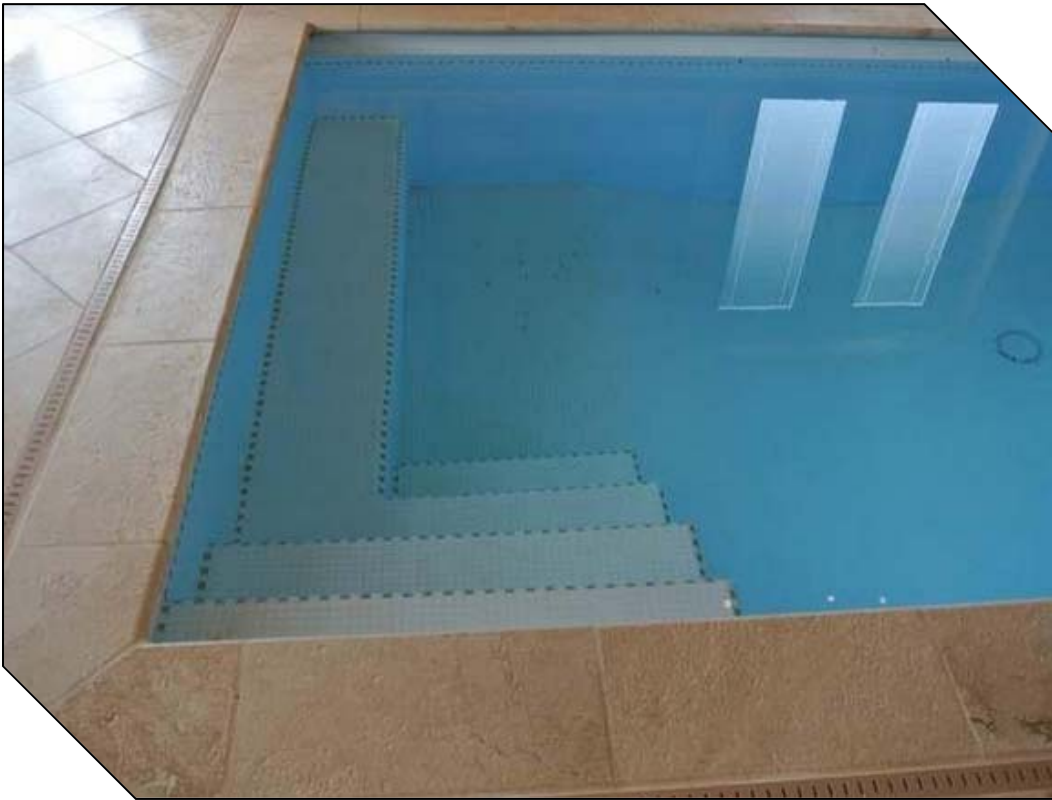


Montana Cedar ceiling and walls

Water jets create a fountain over the pool



3 sets of glass doors lead to South lawn



10'x20' Indoor pool. Glass tile finish with 24k gold accent tiles.

Pentair intellibright colored light



Elkay deep double sink, stainless steel, high grade sound insulation undercoating

Instant hot water tap at sink



Bosch 5-burner gas cooktop with continuous grate



Rev-A-Shelf equipped cabinetry: built-in double trash bins



4x10 Island – Cambria quartz counter tops



Integrated maple front side by side refrigerator

Kitchen with Jenn air double convection oven and breakfast bar



Kitchen opens to living room with a wood stove



Double Dishwasher

Pull-out Shelving
and Garbage



Pull-out Shelving
and Garbage



Pull-out Shelving

Pull-outs
for Mixers



Pull-out and Down
Shelving in Pantry

Drawer vacuum and dustpan vac at island



Built in pot and pan rack, plate rack and built in lift up shelves for small appliances



Swimming pool off of kitchen



Open and very light Living Room



Wood stove in living room – Stairs leading to basement



Hall in basement – Laundry behind double doors



Bedroom in basement



Bathroom-laundry to the left and indoor pool on the right



Beautiful entryway leading to formal dining room



Master Shower – with jetted tub



Beautiful winter scene



Beautiful Wood Decks





Outstanding Views





Master closet with 2nd level for switching out seasonal clothing





Laundry on main level



Master bedroom with built in night stands with unique features



Downstairs bedroom with door to outside

Lower level bedroom





Cedar line closet downstairs



Shelving in the bedroom



Beautiful deck



Deck reaches almost all the way around and has outstanding views



Gorgeous views from the deck





HOUSE DESIGN: 1 Story
BEDROOMS: 3
TOTAL # BATHS: 3
APX YEAR BUILT: 2010
APX TOTAL SQFT: 3792
ADDITIONAL LIVING UNITS: No
BASEMENT: Yes
BASEMENT ENTRY: Interior and Exterior
BASEMENT TYPE: Partial Walkout
BASEMENT COMPLETION: Fully Finished

AREA: S Big Horn Out of Town
SUBDIVISION: Canyon View
SCHOOL DISTRICT: Big Horn County District #3
APX MILES FROM TOWN: 0

APX ABOVE GRADE SQFT: 2820 **APX BELOW GRADE SQFT:** 972 **# FULL BATHS:** 3 **# HALF BATHS:** 0 **# 3/4 BATHS:** 0
AVG WATER/MO \$: 0

NATURAL GAS COMPANY: None **ELECTRIC COMPANY:** Big Horn Rural Electric
SEWER: Septic **PRIMARY WATER TYPE:** City **COOLING TYPE:** Central Air
PRIMARY HEAT: In Floor **PRIMARY FUEL TYPE:** Propane **SECONDARY FUEL TYPE:** Wood
ASSESSMENT \$: 0 **HOA:** No **IRRIGATION FEES \$:** 117.20 **OTHER \$:** 0

BLDGYRB: 0
BLDGYRB2: 0
BLDGYRB3: 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Kitchen	M	open style	Full Bath	M				
Full Bath	M	awesome shower	Bedroom	B				
Mstr Bdrm	M	walk in closet	Bedroom	B				
BrkfstArea	M		Laundry	B	2nd laundry			
Living Rm	M	w fireplace	Full Bath	B				
Dining Rm	M							

ADDITIONAL ROOM INFO: See Miscellaneous under documents for an additional write up received from Sellers. Pool room with a 10x20 pool.

INCLUSIONS: double stove, 2 refrigerators, 2 washers, 2 dryers, dishwasher, garbage disposal.

EXCLUSIONS: propane tank is rented

APX IRRIGATED ACRES: 2.15 **APX DEEDED ACRES:** 2.15 **APX LOT SQFT:** 0
TAX YEAR: 2014 **TOTAL TAX \$:** 2361.51 **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **PARCELABLE:** No **ADJ TO PUBLIC LAND:** No **RIVER/STREAM FRONT:** No
DETAILED ZONING: Shell Valley Resolution
SELLER FIN: No **DISCLOSURES:** No

LEGAL DESCRIPTION: Parcel No. 5 of the Canyon View Subdivision, Section 35, Township 53N, Range 91W, 6th PM, Big Horn County, Wyoming LESS AND EXCEPTING THEREFROM those lands conveyed to Colleen Drake, in Warranty Deed SD99 at Page 1080 recorded November 25, 2009, Big Horn County, Wyoming records.

CONSTRUCTION: Frame, Log **HEATING STOVE TYPE:** Wood
EXTERIOR SIDING: Log, Stone **FIREPLACE TYPE:** None
ROOF: Metal **INTERIOR FEATURES:** Breakfast Bar, Ceiling Fan(s), Central Vacuum System, Disposal, Garage Door Opener, Mud Room, Tile Floor, Vaulted Ceiling(s), Walk-in Closet(s), Wood Floor
GARAGE/TYPE STALLS: Attached-2 Stalls
EXTERIOR FEATURES: Covered Deck, Deck, Mountain View
PROPERTY ACCESS: County Gravel

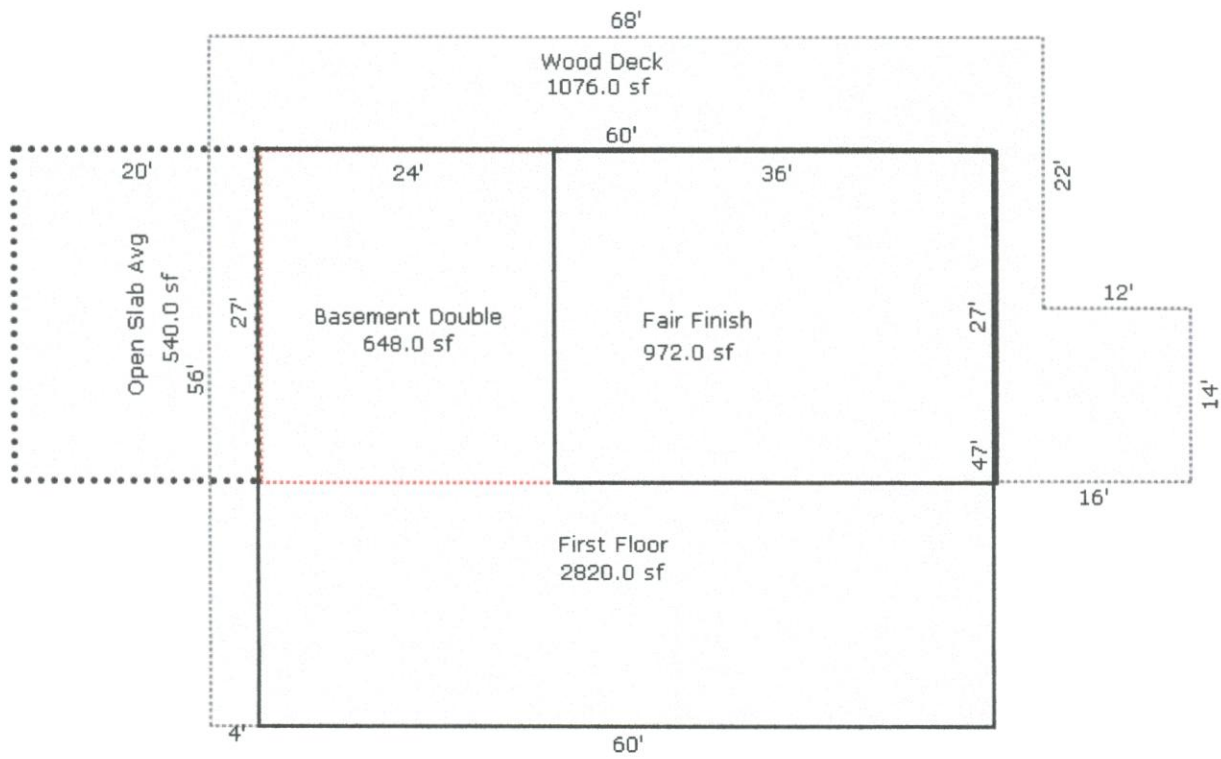
COMMENTS: OUTSTANDING views from this very unique, custom built with 12 in. Montana Spruce home. Indoor pool w/24k gold accents in tile. Cambria quartz counter tops in kitchen and 4x10 island. Polished marble tile counter top in master bath. Central vacuum system. 1300+- sf wrap around deck with exterior eave lighting. Lower level vault room and second laundry. Motivated sellers, will entertain all offers.

DIRECTIONS TO PROPERTY: Driving in to Shell from Greybull, turn right on Trapper Creek Rd, High Line is on the right side of road. Drive up hill to our sign on the left.

SUBJECT TO 1031: No

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

These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.



Sketch by Apex Medina™

Big Horn County Wyoming MapServer





IMPORTANT NOTICE
Canyon Real Estate LLC
(Name of Brokerage Company)
REAL ESTATE BROKERAGE DISCLOSURE

When you select a Real Estate Brokerage Firm, Broker or salesperson (all referred to as "Broker") to assist you in a real estate transaction, the Broker may do so in one of several capacities. In accordance with Wyoming's Brokerage Relationships Act, this notice discloses the types of working relationships that are available to you.

Seller's Agent. (Requires written agreement with Seller)

If a Seller signs a written listing agreement with a Broker and engages the Broker as a Seller's Agent, the broker represents the Seller. On properties listed with other brokerage companies, the Broker may work as an agent for the Seller if the Seller agrees to have the Broker work as a subagent. As an agent or subagent for the Seller, the Broker represents the Seller and owes the Seller a duty of utmost good faith, loyalty, and fidelity in addition to the **obligations** enumerated below for Intermediaries. Wyo. Stat. §33-28-303(a). The Seller may be vicariously liable for the acts of the Seller's Agent or Seller's Subagent that are approved, directed or ratified by the Seller.

Customer. (No written agreement with Buyer or Seller)

A customer is a party to a real estate transaction who has established no intermediary or agency relationship with any Broker in that transaction. A Broker may work either as an agent for the Seller treating the Buyer as a customer or as an agent for the Buyer treating the Seller as a customer. Also when a Buyer or Seller is represented by another Broker, a Broker may work with the other Buyer or Seller as a customer, having no written agreement, agency or intermediary relationship with either party. A Broker working with a customer shall owe no duty of confidentiality to a customer. Any information shared with Broker may be shared with the other party to the transaction at customer's risk. The customer should not tell the broker any information which the customer does not want shared with the other party to the transaction. The Broker must treat the customer honestly and with fairness disclosing all material matters actually known by the Broker. The Broker owes the Customer the **obligations** enumerated below for Intermediaries which are marked with an asterisks. W.S. 33-28-310(a).

Buyer's Agent. (Requires written agreement with Buyer)

If a Buyer signs a written Buyer Agency Agreement with a Broker, the Broker will act as an agent for the Buyer. If so, the Broker represents the Buyer and owes the Buyer a duty of utmost good faith, loyalty and fidelity in addition to the **obligations** enumerated below for Intermediaries. The Buyer may be vicariously liable for the acts of the Buyer's Agent that are approved, directed or ratified by the Buyer. As a Buyer's Agent, Wyoming law requires the Broker to disclose to potential Sellers all adverse material facts, which may include material facts regarding the Buyer's financial ability to perform the terms of the transaction. Wyo. Stat. § 33-28-304(c). As a Buyer's Agent, Broker has duties to disclose to the Buyer certain information; therefore, the Seller should not tell Broker any information which the Seller does not want shared with the Buyer.

Intermediary. (Requires written agreement with Seller and/or Buyer)

The Intermediary relationship is a non-agency relationship which may be established between a Broker and a Seller and/or a Broker and a Buyer. A Seller may choose to engage a Broker as an Intermediary when listing a property. A Buyer may also choose to engage a Broker as an Intermediary. An Intermediary shall not act as an agent or advocate for any party and shall be limited to providing those services set forth below. Wyo. Stat. § 33-28-305.

As an Intermediary (Non-Agent), Broker will not represent you or act as your agent. The parties to a transaction are not legally responsible for the actions of an Intermediary and an Intermediary does not owe the parties the duties of an agent, including the fiduciary duties of loyalty and fidelity. Broker will have the following **obligations** to you:

- perform the terms of any written agreement made by the Intermediary with any party or parties to the transaction;
- exercise reasonable skill and care; *
- advise the parties to obtain expert advice as to material matters about which the Intermediary knows but the specifics of which are beyond the expertise of the Intermediary; *
- present all offers and counteroffers in a timely manner; *
- account promptly for all money and property Broker received; *
- keep you fully informed regarding the transaction; *
- obtain the written consent of the parties before assisting the Buyer and Seller in the same real estate transaction as an Intermediary to both parties to the transaction;
- assist in complying with the terms and conditions of any contract and with the closing of the transaction; *
- disclose to the parties any interests the Intermediary may have which are adverse to the interest of either party;
- disclose to prospective Buyers, known adverse material facts about the property; *
- disclose to prospective Sellers, any known adverse material facts, including adverse material facts pertaining to the Buyer's financial ability to perform the terms of the transaction; *
- disclose to the parties that an Intermediary owes no fiduciary duty either to Buyer or Seller, is not allowed to negotiate on behalf of the Buyer or Seller, and may be prohibited from disclosing information about the other party, which if known, could materially affect negotiations in the real estate transaction.

- disclose Buyer's intent to occupy property as primary residency.

As Intermediary, Broker will disclose all information to each party, but will not disclose the following information without your informed consent:

- that you may be willing to agree to a price different than the one offered;
- the motivating factors for buying or selling the property;
- that you will agree to financing terms other than those offered; or
- any material information about you, unless disclosure is required by law or if lack of disclosure would constitute dishonest dealing or fraud.

Change From Agent to Intermediary – In-House Transaction

If a Buyer who has signed a Buyer Agency Agreement with Broker wants to look at or submit an offer on property Broker has listed as an agent for the Seller, the Seller and the Buyer may consent in writing to allow Broker to change to an Intermediary (non-agency) relationship with both the Buyer and the Seller. Wyo. Stat. § 33-28-307.

An established relationship cannot be modified without the written consent of the Buyer or the Seller. The Buyer or Seller may, but are not required to, negotiate different commission fees as a condition to consenting to a change in relationship.

Designated Agent. (requires written designation by the brokerage firm and acknowledgement by the Buyer or Seller)

A designated agent means a licensee who is designated by a responsible broker to serve as an agent or intermediary for a Seller or Buyer in a real estate transaction. Wyo. Stat. § 33-28-301 (a)(x).

In order to facilitate a real estate transaction a Brokerage Firm may designate a licensee as your agent or intermediary. The Designated Agent will have the same duties to the Buyer and Seller as a Buyer's or Seller's Agent or Intermediary. The Broker or an appointed "transaction manager" will supervise the transaction and will not disclose to either party confidential information about the Buyer or Seller. The designation of agency may occur at the time the Buyer or Seller enters into an agency agreement with the Brokerage Firm or the designation of agency may occur later if an "in house" real estate transaction occurs. At that time, the Broker or "transaction manager" will immediately disclose to the Buyer and Seller that designated agency will occur.

Duties Owed by An Agent But Not Owed By An Intermediary.

WHEN ACTING AS THE AGENT FOR ONE PARTY (EITHER BUYER OR SELLER), BROKER HAS FIDUCIARY DUTIES OF UTMOST GOOD FAITH, LOYALTY, AND FIDELITY TO THAT ONE PARTY. A BROKER ENGAGED AS AN INTERMEDIARY DOES NOT REPRESENT THE BUYER OR THE SELLER AND WILL NOT OWE EITHER PARTY THOSE FIDUCIARY DUTIES. HOWEVER, THE INTERMEDIARY MUST EXERCISE REASONABLE SKILL AND CARE AND MUST COMPLY WITH WYOMING LAW. AN INTERMEDIARY IS NOT AN AGENT OR ADVOCATE FOR EITHER PARTY. SELLER AND BUYER SHALL NOT BE LIABLE FOR ACTS OF AN INTERMEDIARY, SO LONG AS THE INTERMEDIARY COMPLIES WITH THE REQUIREMENTS OF WYOMING'S BROKERAGE RELATIONSHIPS ACT. WYO. STAT. § 33-28-306(a)(iii).

THIS WRITTEN DISCLOSURE AND ACKNOWLEDGMENT, BY ITSELF, SHALL NOT CONSTITUTE A CONTRACT OR AGREEMENT WITH THE BROKER OR HIS/HER FIRM. UNTIL THE BUYER OR SELLER EXECUTES THIS DISCLOSURE AND ACKNOWLEDGMENT, NO REPRESENTATION AGREEMENT SHALL BE EXECUTED OR VALID. WYO. STAT. § 33-28-306(b).

NO MATTER WHICH RELATIONSHIP IS ESTABLISHED, A REAL ESTATE BROKER IS NOT ALLOWED TO GIVE LEGAL ADVICE. IF YOU HAVE QUESTIONS ABOUT THIS NOTICE OR ANY DOCUMENT IN A REAL ESTATE TRANSACTION, CONSULT LEGAL COUNSEL AND OTHER COUNSEL BEFORE SIGNING.

The amount or rate of a real estate commission for any brokerage relationship is not fixed by law. It is set by each Broker individually and may be negotiable between the Buyer or Seller and the Broker.

On _____ (date), I provided (Seller) (Buyer) with a copy of this Real Estate Brokerage Disclosure and have kept a copy for our records.

Brokerage Company Canyon Real Estate LLC

By Kathi Charles

I/We have been given a copy and have read this Real Estate Brokerage Disclosure on (date) _____ (time) _____ and hereby acknowledge receipt and understanding of this Disclosure.

Seller's Signature _____ Seller's Signature _____

Seller's Signature _____ Seller's Signature _____