

# EXQUISITE CODY HOME



**\$549,000**



*Canyon Real Estate, LLC*  
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## EXQUISITE CODY HOME

*Driving into this 5 acre property you will begin to gradually climb from the highway to the home. Take notice of the magnificent views of the McCullough Peaks to your east, Carter Mountain to the south, and Heart Mountain to the North with a bonus of the fields in the valley floor. Once inside, you will immediately notice the hardwood floors and vaulted tongue and groove ceilings. The great room has large glass windows for natural light and a beautiful rock fireplace. The kitchen has knotty Pine cabinets with granite counter tops and stainless steel appliances. The kitchen, dining and great room flow nicely together using an open floor plan. The master bedroom accesses the back yard deck through double glass doors. Notice before you walk into the large master bedroom closet the hand crafted willow doors. The large Master bath room is very well equipped with double sinks, tub and walk in shower. Other amenities on the main floor include a guest bedroom or office with a loft with a handmade log ladder, a full bathroom for guests and a large mud room.*

*Downstairs is a large family room with yet another rock fireplace. You may walk out onto the large patio to once again enjoy your views. There are two spacious bedrooms and a roomy full bathroom. Another classy feature is the full bar for entertaining company. There is room for an office or computer area in a nook near the family room. If you like storage space this property will exceed your expectations.*

*The exterior has numerous flowers and trees. The oversized two car garage has room for work benches and other storage items. Dog Kennels are attached to the garage so animals can take cover. The garage has two automatic door openers and it is heated. The home is wired for CAT 3 and has a security system through Kenco.*

*Located approximately 57 miles from historic Yellowstone Park, this home offers tremendous recreational value. Public lands such as BLM and Forrest Service are accessed easily for hikers and hunters. The Shoshone National Forest has abundant wildlife of many species including, mule deer, elk, Big Horn sheep, mountain lion and mountain goats. And for the avid fisherman, you have excellent opportunities just minutes from your front door on the Shoshone River at the Corbett access area.*





*Living Room*



*Rock Fireplace*

*In Living Room*







*Living Room*

*Looking into Kitchen*



*Kitchen*

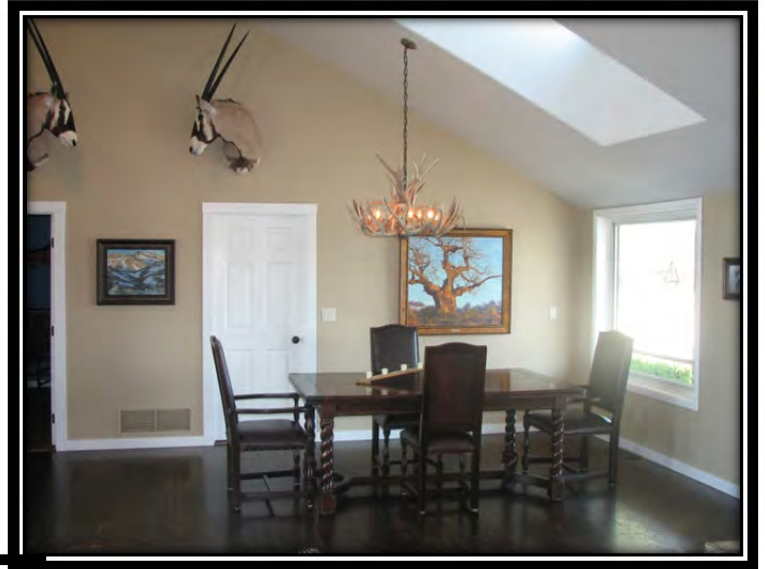


*Kitchen*





*Pantry*



*Dining Room*

*Dining Room*



*Foyer*





*Family Room*



*Rock Fireplace in  
Family Room*

*Family Room*





*Office Area*



*Bar*



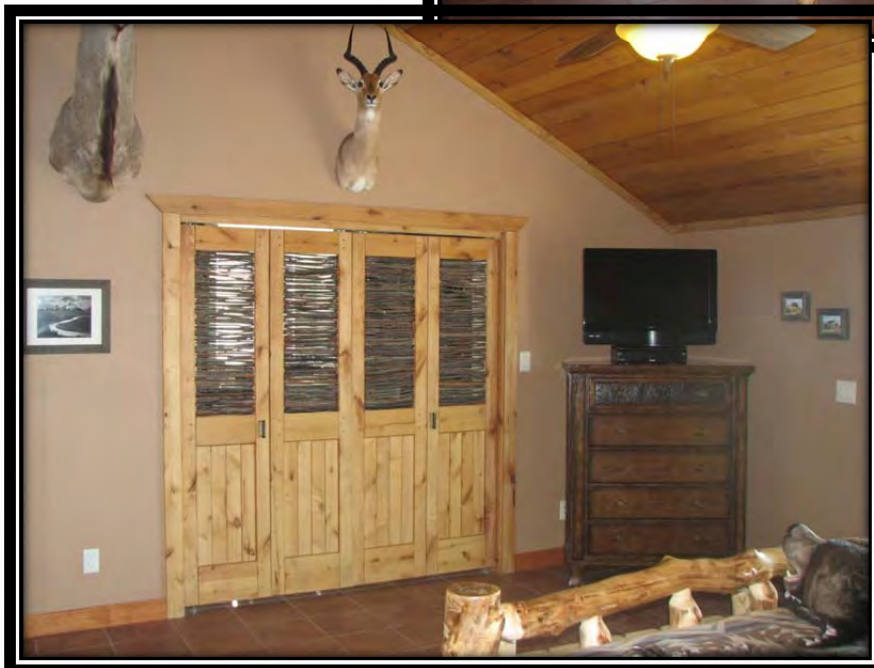
*Bar*



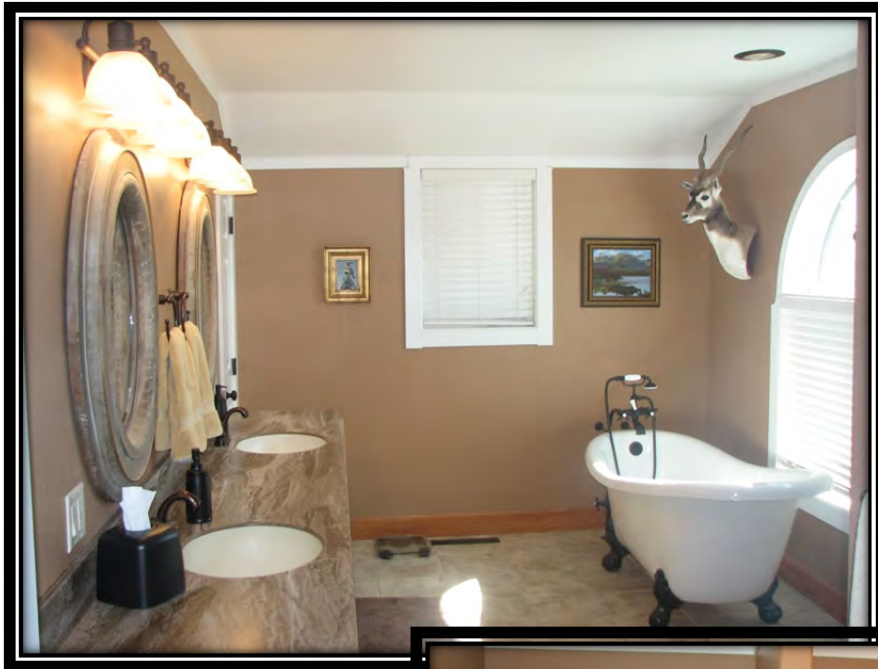




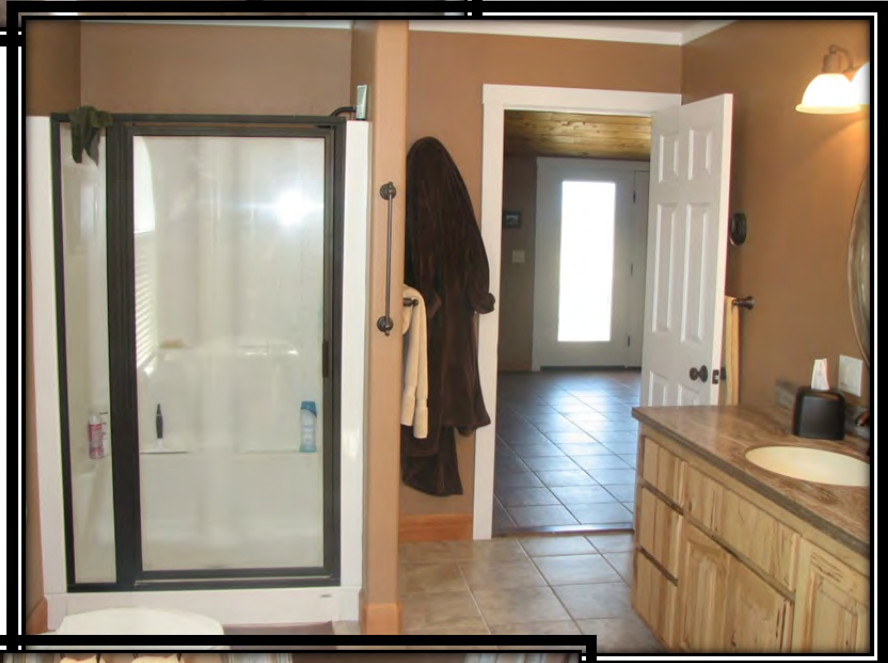
*Master  
Bedroom*





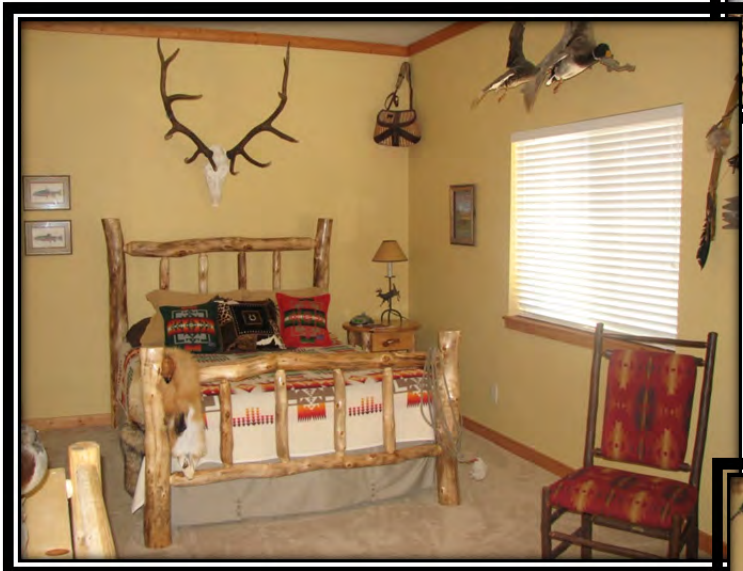


*Master  
Bathroom*

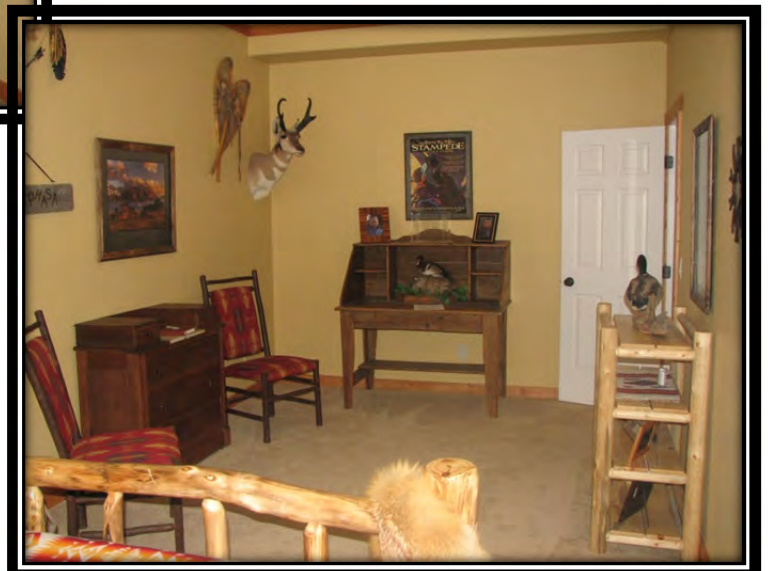




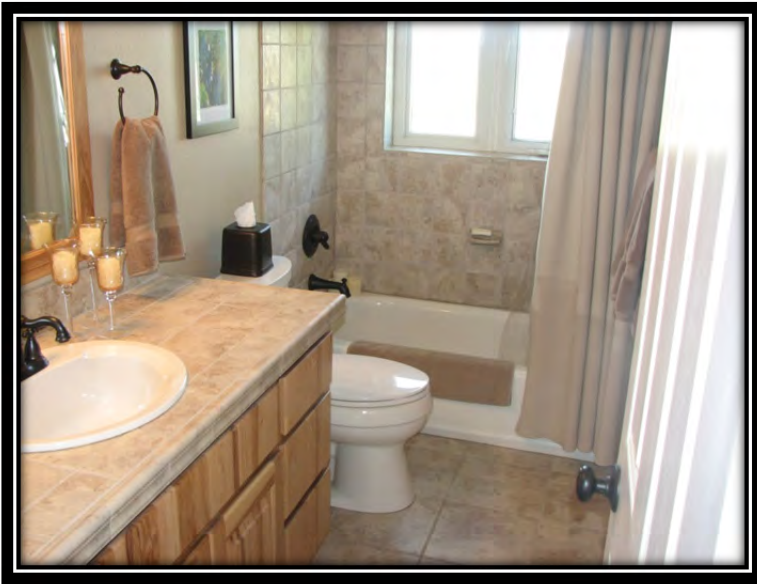
*Guest Bedroom*



*Guest Bedroom*







*Guest Bath*

*On Main Level*



*Bedroom*

*Or Office*





*Guest Bath*

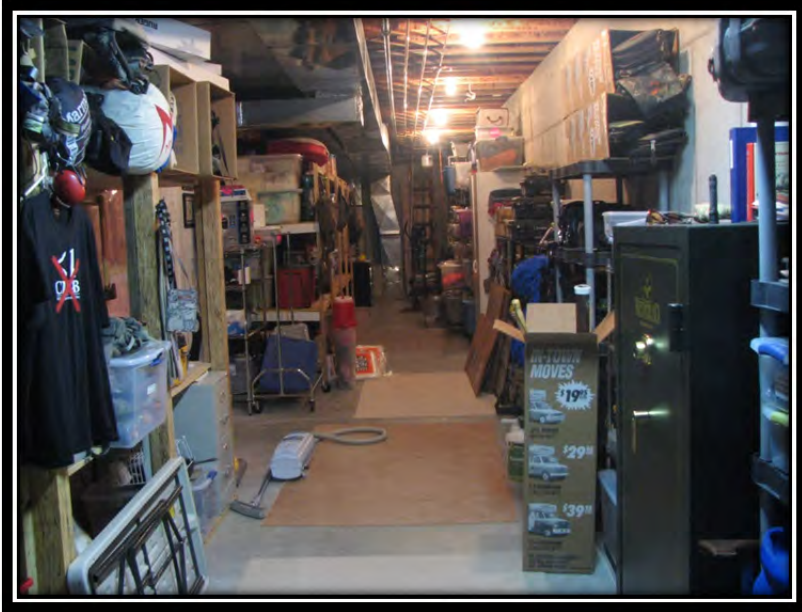
*On Lower Level*



*Laundry Room*







*Storage Room  
On Lower Level*

*Shed*



*Rear View  
Of Home*



*Cedar & Rattlesnake  
Mountains*

*Views from Property*



*Coming Up the Hill*



*McCullough Peaks*

*Views from Property*

*Heart Mountain*





MLS #: R10010553A (Active) List Price: \$549,000

1 Kaleidoscope Rd Cody, WY 82414



Unit # or Lot #: Lot 8  
House Design: 1 Story  
# Bedrooms: 4  
Total # Baths: 3  
Apx Year Built: 2000  
Apx Total SqFt: 4432  
Additional Living Units: No  
Basement: Yes  
Basement Entry: Interior and Exterior  
Basement Type: Full Walkout  
Basement Completion: Mostly Finished

Area: Cody Out of Town  
Neighborhood: North of Cody  
Subdivision: Delta Placid Estates  
School District: Park County District #6  
Apx Miles from Town: 5

Apx Above Grade SqFt: 2216    Apx Below Grade SqFt: 2216    # Full Baths: 3    # Half Baths: 0    # 3/4 Baths: 0

Avg Water/Mo \$: 0

Natural Gas Company: Black Hills Energy

Electric Company: Pac Power/Light

Sewer: Septic    Primary Water Type: Northwest Rural

Secondary Water Type: Well

Cooling Type: Central Air

Primary Heat: Forced Air

Primary Fuel Type: Natural Gas

Assessment \$: 0

HOA: No

Annual HOA Cost: 0.00

Other \$: 0

Irrigation Fees \$: 0

BldgYrB: 0

BldgYrB2: 0

BldgYrB3: 0

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Kitchen	M	Hickory Cabinets	Full Bath	M	Master	Bedroom	B	
Great Rm	M	Rock Fireplace	Full Bath	M	Guest	Bedroom	B	
Dining Rm	M		Laundry	M		Full Bath	B	
Mstr Bdrm	M	Walk-in Closets	Family Rm	B	Rock Fireplace	Bonus Rm	B	Large Storage
Bedroom	M		Bonus Rm	B	Bar			
Office	M	Office/Loft						

Inclusions: Stove, refrigerator, dishwasher, microwave, washer/dryer

Exclusions: Mounts, mule deer antler chandeliers

Apx Irrigated Acres: 1

Apx Deeded Acres: 5.03

Apx Lot SqFt: 0

Tax Year: 2015

Total Tax \$: 3165.85

Taxed w/Other Land: No

Property Rights: Fee Simple

Parcelable: No

Adj to Public Land: Yes

River/Stream Front: No

Detailed Zoning: Cody Residential (AA)

Seller Fin: No

Disclosures: No

Legal Description: Delta Placid Estates Lot 8 (5.03 AC)

Construction: Frame

Heating Stove Type: Gas

Exterior Siding: Cedar

Fireplace Type: Gas

Roof: Composition Shingle

Interior Features: Disposal, Garage Door Opener, Home

Garage/Type Stalls: Attached-2 Stalls

Theater, Mud Room, Pantry, Security System, Skylights, Vaulted

Exterior Features: Adj to BLM, Adj to Bureau of Reclamation,

Ceiling(s), Walk-in Closet(s), Wet Bar, Wood Floor

Deck, Horse Property, Kennel (Dog), Mountain View, Patio,

Rolling Terrain, RV Parking, Sprinklers, Auto

Property Access: Private Gravel Road

Comments: Amazing Cedar home with fantastic views of the surrounding mountains and valley. Numerous classy touches inside including tongue and groove ceilings, two rock fireplaces, hardwood floors, large great room windows, and surround sound. Knotty Hickory cabinets in kitchen. Bar in the basement. End of the road privacy with 4 bedrooms and 3 baths, attached 2 car garage.

Directions to Property: Powell Hwy to 2AB, head West, travel approx. 1 mile, turn North on Kaleidoscope, property at dead end.

Subject to 1031: No

Office Name: Canyon Real Estate, LLC (#:46)

Listing Office: 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.

MLS #: R10010553A

# 1 KALEIDOSCOPE ROAD CODY, WYOMING 82414

## **PROPERTY INFORMATION:**

4 BR / 3 FULL BA SINGLE FAMILY RANCH STYLE HOME SITS ON 5.03 ACRES AND IS 4,400 SQ FEET. THE HOME INCLUDES (2) LARGE ROCK GAS FIREPLACES, INCREDIBLE BAR, FINISHED BASEMENT, ABUNDANT UPGRADES, NATURAL GAS HEAT, WELL FOR IRRIGATION, LARGE DOG RUN AND SHED BUILDING.

## **IMPROVEMENTS MADE:**

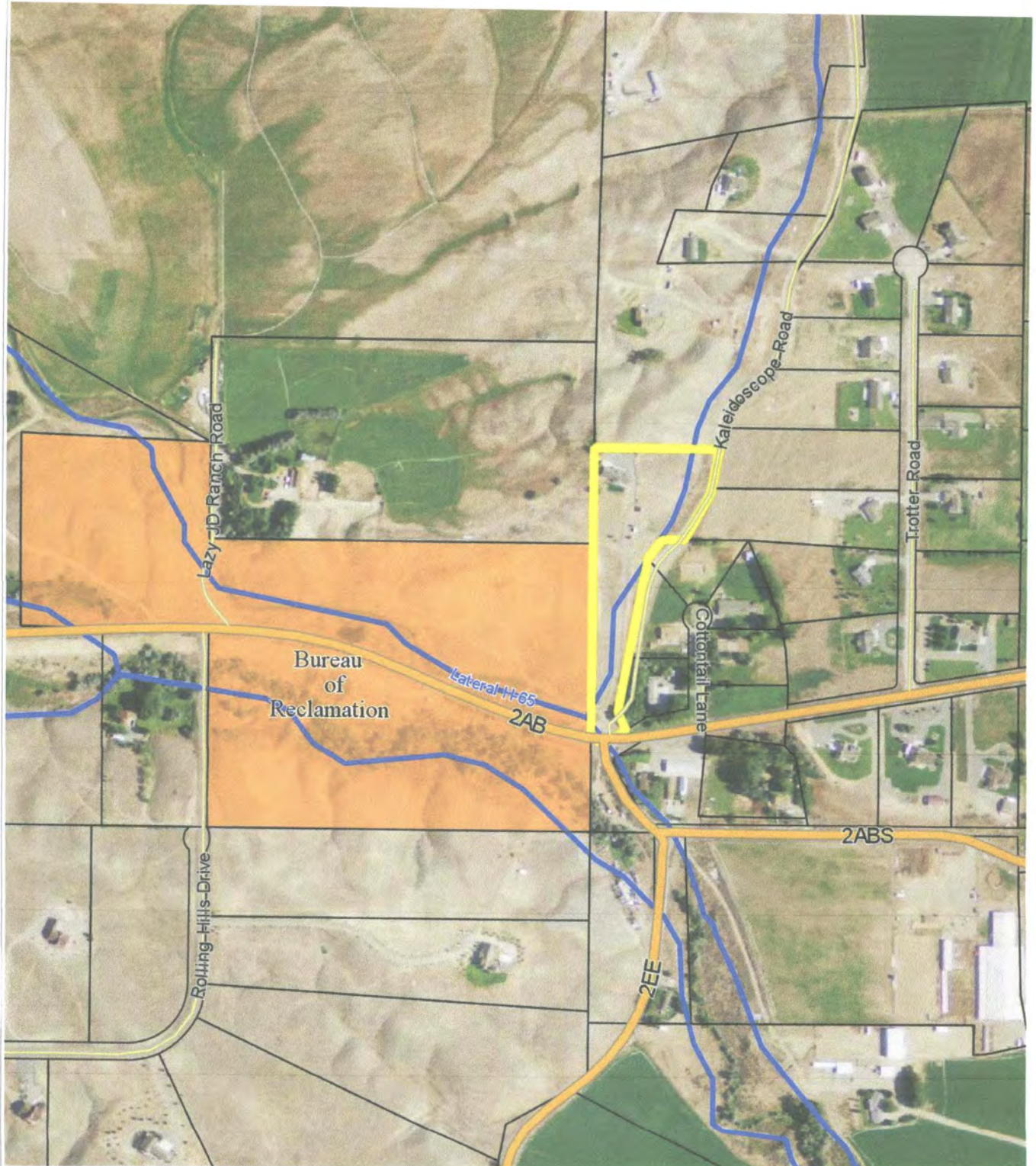
**CURRENT OWNER HAS MADE IMPROVEMENTS IN EXCESS OF \$200K** TO THE PROPERTY & DWELLING. THE FOLLOWING IS A LIST OF IMPROVEMENTS MADE BY CURRENT OWNER.

- GRANITE COUNTERS IN KITCHEN
- NEW SINK IN KITCHEN
- NEW FRIDGE
- NEW DISHWASHER
- NEW OUTSIDE TRIM
- NEW ROOF
- NEW EXTERIOR SIDING
- CUSTOM WOOD BLINDS THROUGHOUT
- WOOD FLOOR RESTORATION
- ROCK FIREPLACES (2)
- NEW DRY PACK INSULATION THROUGHOUT
- NEW CARPET UPSTAIRS
- NEW CARPET DOWNSTAIRS
- NEW ANDERSON WINDOWS
- CUSTOM MADE CLOSET DOORS IN MASTER SUITE
- TILE IN THE MASTER BATHROOM
- TILE IN UPSTAIRS QUEST BATHROOM
- NEW CABINETRY IN MASTER BATH
- NEW SHOWER IN MASTER BATH
- ITALIAN TILE IN MASTER SUITE
- SLATE TILE IN DOWNSTAIRS BAR



- NEW CABINETS IN BAR
- NEW COUNTERTOP IN BAR
- CUSTOM MADE BOOKCASES DOWNSTAIRS
- UPGRADED HEATING/AIR UNIT
- NEW VANITY IN MASTER BATHROOM
- NEW VANITY IN UPSTAIRS GUEST BATHROOM
- NEW TUB AND FIXTURES UPSTAIRS GUEST BATHROOM
- NEW DOORS & HINGES
- PORTRAIT/PAINTING LIGHTING INSTALLED THROUGHOUT
- NEW ELECTRICAL OUTLETS
- MASTER CLOSET REMODEL
- NEW PAINT THROUGHOUT
- TRACK LIGHTING UPSTAIRS
- NEW TRIM MOLDING AND BASEBOARDS THROUGHOUT
- PENDANT LIGHTING IN KITCHEN
- TRACK LIGHTING IN UPSTAIRS LOFT/OFFICE /BEDROOM
- SHED BUILDING
- LANDSCAPING

# Park 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; \*

WAR Form 410-0709, Real Estate Brokerage Disclosure.  
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- 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 Lance Bower

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.

Buyer's Signature \_\_\_\_\_

Buyer's Signature \_\_\_\_\_

Buyer's Signature \_\_\_\_\_

Buyer's Signature \_\_\_\_\_