

EXQUISITE POWELL WYOMING HOME



\$890,000



Canyon Real Estate, LLC
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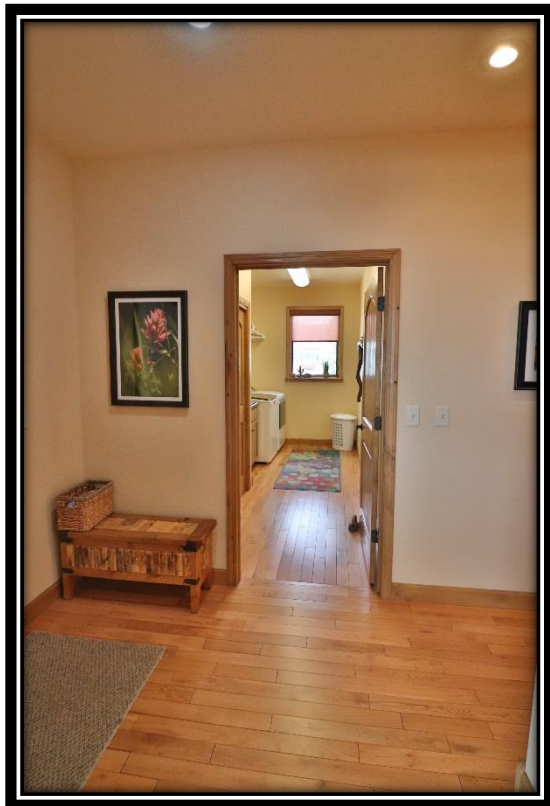


Immaculate ranch style home on an oversized City lot in Powell, Wyoming just 20 minutes from Cody, Wyoming and a short drive to Yellowstone National Park. This split bedroom floor plan home is custom built and professionally landscaped with no details missed. The great room offers 10 foot crown molded ceilings and a sculpted rock fire place with a gas insert as the centerpiece. The kitchen has granite counter tops, custom alder cabinets, a gas stove top and stainless GE appliances, kitchen island with elevated bar top and more. The are hardwood floors, Pella windows and 36 inch wide doors throughout. The oversized master bedroom is complete with French doors leading to a covered patio, a large master bathroom with double vanities and granite counter tops, a walk-in tile shower with multiple shower heads and a sizeable walk-in closet. In addition, there are 2 guest bedrooms, a full guest bathroom, extra hallway custom closet space, large laundry area and a separate room for an office. The 3 car attached garage is finished and heated with high ceilings, floor drains and offers separate bays for easy parking along with an inside/outside dog kennel. Outside you'll enjoy the privacy fencing, mature landscaping, outdoor kitchen, natural gas fire pit, tool/storage shed with 2 doors along with RV parking. The home offers TCT West fiber optic internet and TV modems along with all city services. Please call the office for additional details or look in documents for a list of numerous hand-crafted touches.





Kitchen
Rustic Alder Cabinets
Granite Counter Tops



Laundry Room Off Kitchen

Hallway to the Right Leads to Guest Bedrooms





*Kitchen
GE Appliance*



Dining





Island/Breakfast Bar

*Looking into Dining and
Living Room*



Living Room

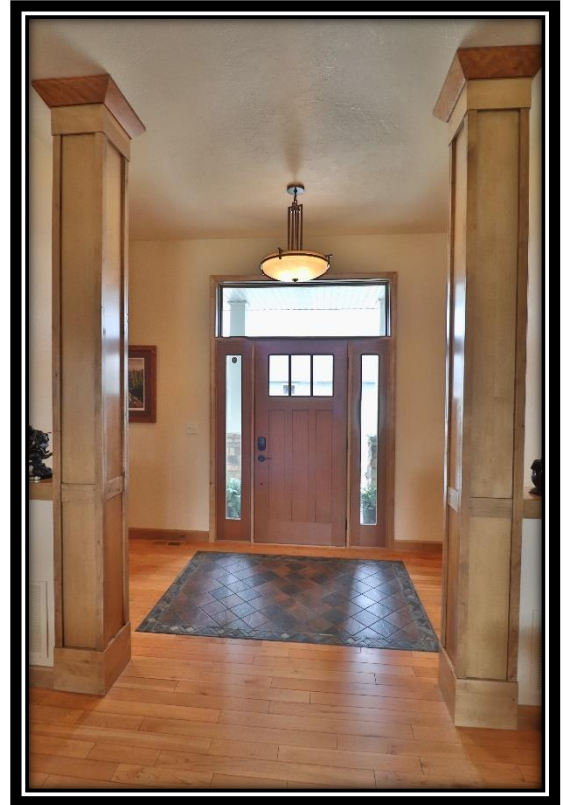
Gas Fireplace





Living Room

Front Entrance



To the Left is the Office

To the Right is the Master Bedroom



Office

Hallway to Master Bedroom





Master Bedroom

*French Doors to
Covered Porch*



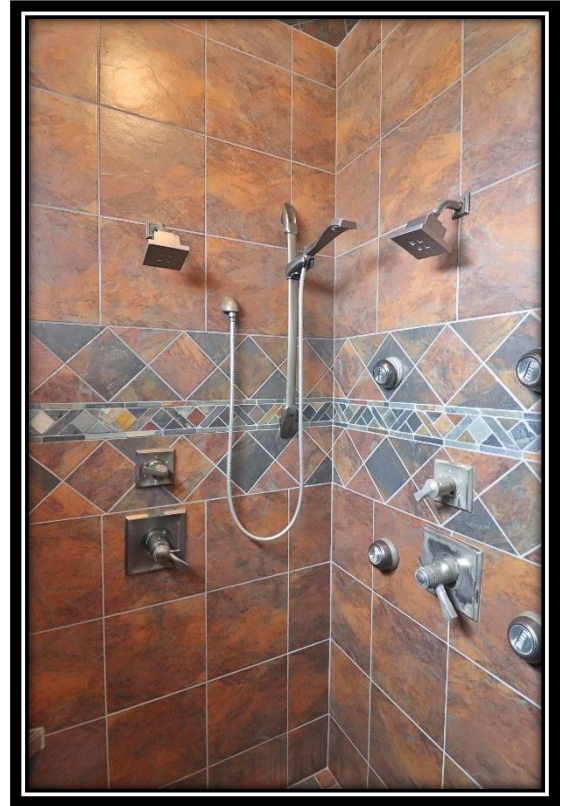
10 ft Vanity

Granite

Tile Floor



Walk-in Tile Shower
Three shower heads & Two Seat Benches



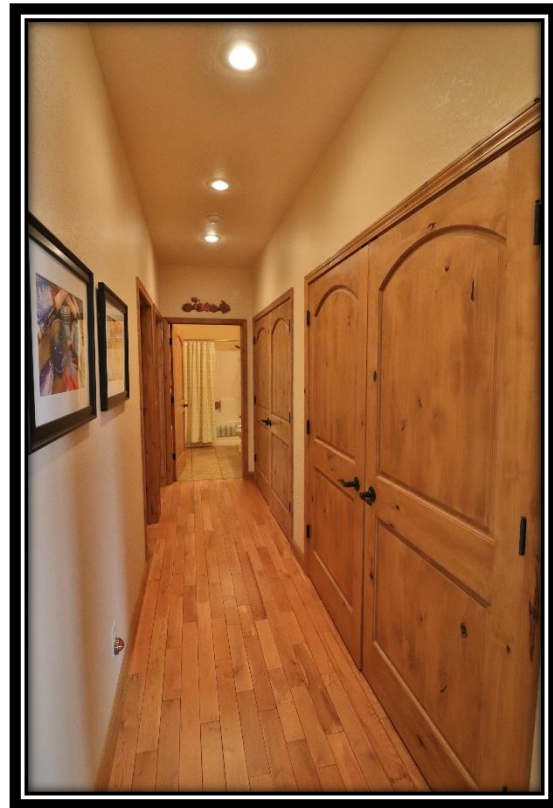
Large Walk-in Closet



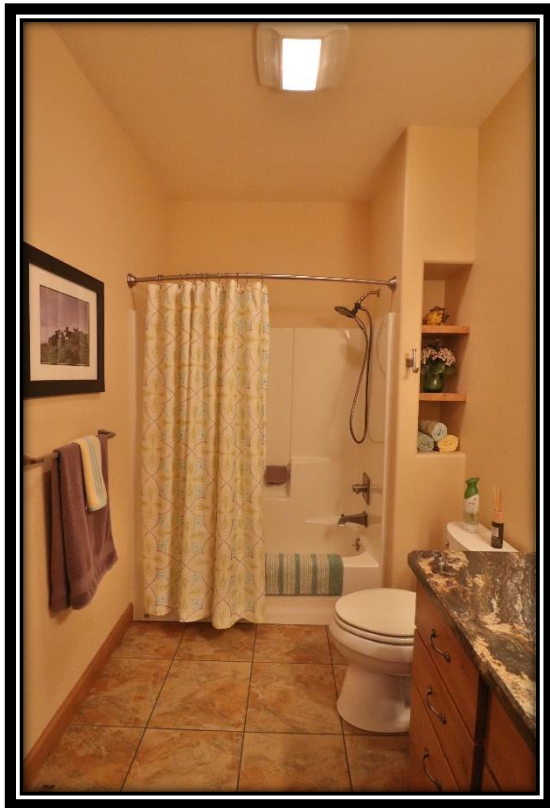


*Hallway to the Two Guest Bedrooms
And Guest Bath*

Lots of Storage



Door in Distance Leads to the Garage



Guest Bath





Guest Bedroom One



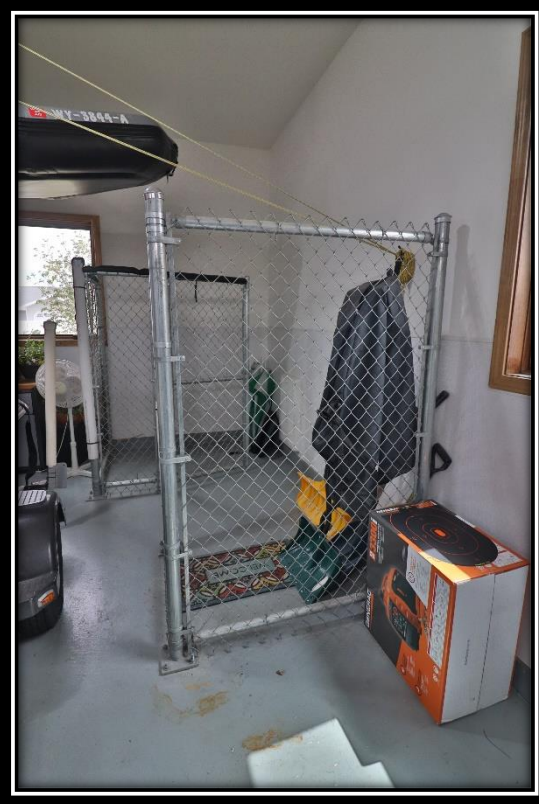
Guest Bedroom Two



*Oversized 3 Car Attached
Heated Garage*



*Indoor Kennel Leads Out to
Outdoor Kennel & Run*





*Outdoor Dog Kennel
And Run*



Back Yard



*Outdoor Patio
Back Yard*



Gas Fire Pit



Outdoor Kitchen



Covered Patio



RV & Toy Parking



Steel Sided Storage Shed



Vinyl Fencing





*Exquisite Powell
Wyoming Home*



Corner Lot



MLS #: R10019987A (Active) List Price: ~~\$895,000~~ \$890,000

1080 Springhill Rd Powell, WY 82435



House Type: Stand-Alone House
Levels: One
Bedrooms: 3
Total # Baths: 2
Apx Year Built: 2012
Apx Total SqFt: 2337
Additional Living Units: No
Basement: No

Area: Powell in Town
Subdivision: Greenfield Estates
School District: Park County District #1
Mobiles Allowed: No
Modulars Allowed: No

Apx Above Grade SqFt: 2337 Apx Below Grade SqFt: 0 # Full Baths: 1 # Half Baths: 0 # 3/4 Baths: 1 # 1/4 Bath: 0

Natural Gas Company: Mon-Dak Utilities

Electric Company: City

Sewer: City Primary Water Type: City

Secondary Water Type: Well

Cooling Type: Central Air

Primary Heat: Forced Air

Primary Fuel Type: Natural Gas

HOA: No

Irrigation: No

Irrigation Fees \$: 0

BldgType: Shed

BldgSize: 260 SF

BldgYrB: 2012

BldgDesc: Storage Shed

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Kitchen	Main		Bedroom	Main	Office			
Dining Room	Main		Full Bath	Main				
Living Room	Main		Office	Main				
Master Bedroom	Main		Laundry	Main				
3/4 Bath	Main							
Bedroom	Main							

Additional Room Info: Private well to water lawn.

Inclusions: Refrigerator, stove/oven, dishwasher, microwave, 4 bar stools, Liberty 24-Gun Safe

Exclusions: Washer/Dryer, Sellers personal property

Apx Irrigated Acres: 0

Apx Deeded Acres: 0.4

Apx Lot SqFt: 17424.00

Taxes TBD: No

Tax Year: 2022

Total Tax \$: 3089.32

Taxed w/Other Land: No

Property Rights: Fee Simple

Parcelable: No

Adj to Public Land: No

River/Stream Front: No

Covenants: Yes

Detailed Zoning: Powell Residential Limited (RL)

Seller Fin: No

Disclosures: No

Legal Description: GREENFIELD ESTATES, 2ND FILING LOTS 78, 79, 80 & 81 (RE-PLAT) LOT 87 (17,270 SF).

RdAccs: Public

RdMaint: Public

RdSrfc: Paved (Asphalt/Concrete)

Construction: Frame

Exterior Siding: Steel Siding, Stone

Roof: Shingle

Garage/Type Stalls: 3 Stalls, Attached

Exterior Features: Acreage Fenced, Fenced Yard, Garden, Landscaping, Natural Gas to Property, Sprinklers, Storage

Patio/Deck/Porch: Covered, Patio, Porch

Heating Stove Type: None

Fireplace Type: Gas

Interior Features: Breakfast Bar, Ceiling Fan(s), Garage Door Opener, Security System, Tile Floor, Vaulted Ceiling(s), Walk-in Closet(s), Wood Floor

Appliances: Disposal

Lot Features: Corner Lot, Level

Comments: Immaculate ranch style home in Powell, Wyoming just 20 minutes from Cody, Wyoming and a short drive to Yellowstone National Park. This split bedroom floor plan home is custom built and professionally landscaped with no details missed. The great room offers 10 foot crown molded ceilings and a sculpted rock fire place with a gas insert as the centerpiece. The kitchen has granite counter tops, custom alder cabinets, a gas stove top and stainless GE appliances, kitchen island with elevated bar top and more. The are hardwood floors, Pella windows and 36 inch wide doors throughout. The oversized master bedroom is complete with French doors leading to a covered patio, a large master bathroom with double vanities and granite counter tops, a walk-in tile shower with multiple shower heads and a sizeable walk-in closet. In addition, there are 2 guest bedrooms, a full guest bathroom, extra hallway custom closet space, large laundry area and a separate room for an office. The 3 car attached garage is finished and heated with high ceilings, floor drains and offers separate bays for easy parking along with an inside/outside dog kennel. Outside you'll enjoy the privacy fencing, mature landscaping, outdoor kitchen, natural gas fire pit, tool/storage shed with 2 doors along with RV parking. The home offers TCT West fiber optic internet and TV modems along with all city services. Please call the office for additional details or look in documents for a list of numerous hand-crafted touches.

Directions to Property: Hwy 14A (Coulter Ave) Powell to S. Mountain View, North on S. Mountain View to Springhill Road, left (West) on Springhill Road to 1080. Corner of Springhill Road and Clover Drive.

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. The listing brokers offer of compensation is made only to participants of the NWBOR MLS where the listing is filed.

1080 Springhill Road, Powell

Kitchen

- Large custom kitchen
- Rustic Alder custom cabinets with coffee glazing, granite counter tops
- 10 ft ceilings
- GE Appliances
 - 30" gas cooktop
 - Stainless hood vent
 - Wall oven with microwave/convection above
 - Side by side stainless refrigerator with aeration bottom freezer
- Large 3 sided kitchen island with room for 6 bar stools on elevated bar top
- Custom tile backsplash
- LED under cabinet lighting
- Lower cabinets mixture of cabinets- 30" drawers with pull-out spice cabinet and sheet pan Storage as well as garbage bin and pull-out/up mixer cabinet and pantry shelves
- Upper cabinets- crown molding- 2 heights for visual interest

Living Room/Dining

- 10 ft ceilings, hand troweled plaster rounded corners
- Entry- tile inset (to look like rug) custom alder columns
- Solid oak flooring throughout main living area, halls, office, laundry
- Large Pella windows throughout, all trim and doors finished with custom stain to match kitchen, as well as baseboards (custom corner caps) and in-floor wooden matching heat registers. All windows simply covered with custom blinds.
- Custom rock fireplace flanked by 34" high custom alder bookcases, Napoleon gas fireplace
- Main living lighting combination- Can lighting and chandeliers, pendants and ceiling fan

Office

- large windows, 24-gun safe, oak flooring and TCT West fiber optic internet and tv modems, wooden blinds

3 Bedrooms- flooring is neutral carpet (same throughout)

Master Bedroom

- large master French doors to covered porch, short windows (king sized width) over bed neutral blinds, can lights, ceiling fan with lights
- large master bath with 10 ft vanity, granite, tile floor
- custom tile with large matching tiled walk-in shower with 3 shower heads- 2 fixed, 1 hand held, 4 body sprayers, curb less floor drain, 2 seat benches
- tv hookup in bathroom
- large walk-in closet, combinations of rod heights, custom closet shelving and rack

Split design with master on East end and 2 guest bedrooms & bath on West end, all 9 ft ceilings

Guest bedrooms are good sized with 6' closets 3' alder doors, built-in closet organizers, 2 ft high rod, 2 ft center shelving, 2 ft split rod

Guest bath- tub/shower, fiberglass shelving, 4' vanity, tile floor

All doorways and closet doors are 36" custom with rustic alder and matching stain

Wide hallways throughout with multiple closets all with 36" doors and custom shelving, oak flooring

Oversized Laundry room, custom cabinets, clothes rod, 5 ½ ft coat/utility closet, oak flooring

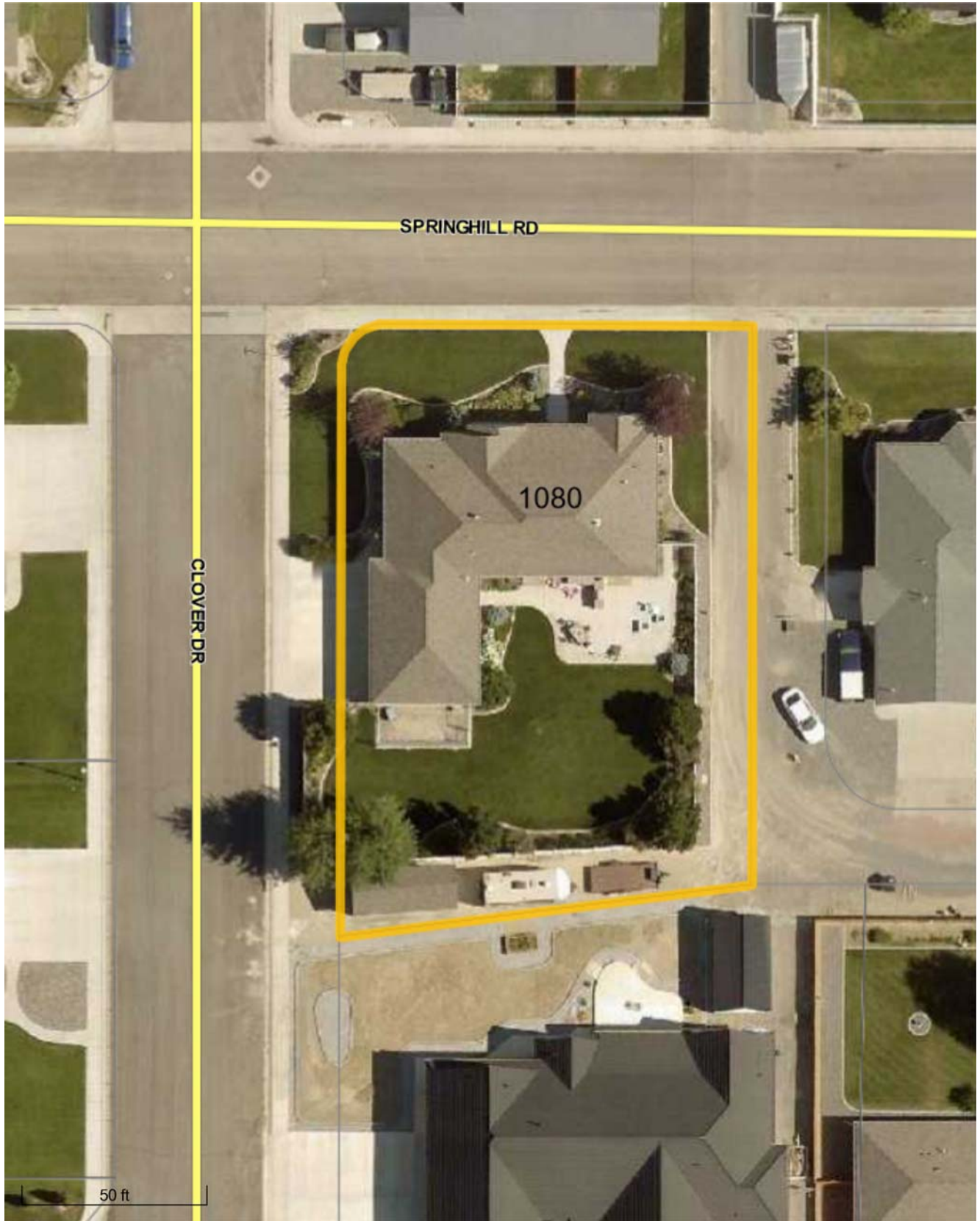
Exterior

- maintenance free steel siding, lower rock on 2 sides
- large covered porch (elevated), 2 ceiling fans for summer air movement, stamped concrete
- L shaped outdoor kitchen, custom rock, concrete counter top, Napoleon built-in grill top
- Large outdoor patio with pole light and piped gas custom rock fire pit
- Large corner lot, sprinklers, drip line, custom vinyl fence with rock looking upgrade, street side to match house rock
- Professionally designed landscaping, evergreens, pine trees, aspen, ash with variety of grasses, hydrangeas' & poi tenias, perennial flowers
- Private well for lawn mower
- To South alley between property line and fencing with tool/storage shed with rollup door, 2 side doors, RV and toy parking for an easy 2 units, steel sided shed to match house with steel doors

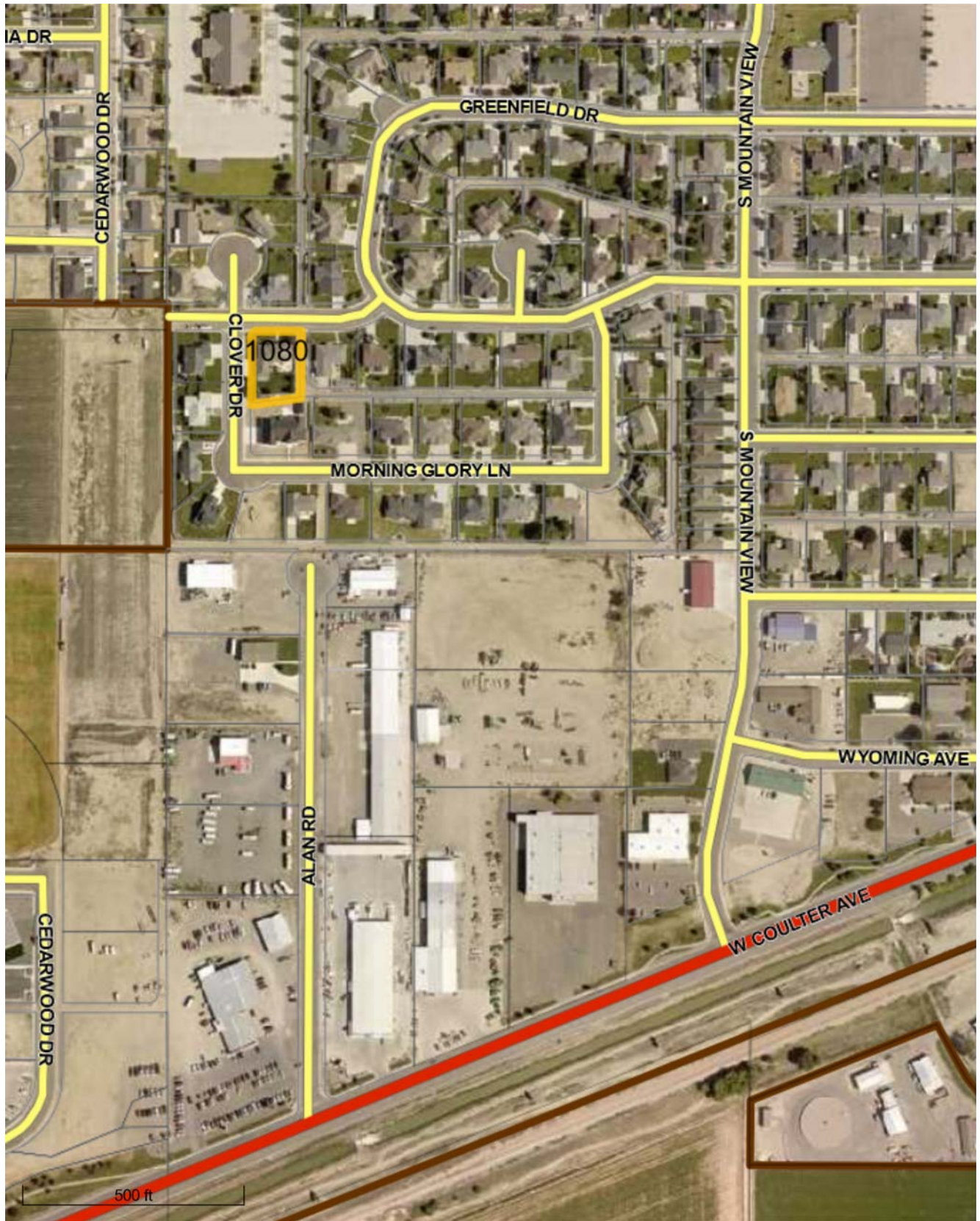
Garage

- Oversized 3 car garage with 9' doors, heated with Hot Dawg, floor drains, utility sink, indoor/outdoor dog kennel & run with dog door, plastic shower panels in kennel, 4' up for easy cleaning
- Room for freezer and refrigerator on North wall
- Drop down work lighting on East side
- Entire garage sheet rocked and painted
- Extra deep concreted bib in front of garage to park long vehicles

Park County Wyoming MapServer



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 counter offers 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 _____

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.

Seller's Signature _____ Seller's Signature _____

Seller's Signature _____ Seller's Signature _____

Seller's Signature _____ Seller's Signature _____

This Real Estate Brokerage Disclosure was presented to Seller and Seller refused to sign above.

Broker/Licensee _____ Date _____