

# CODY WYOMING HOME WITH 360 VIEWS



\$795,000



Canyon Real Estate, LLC  
1327 Rumsey Ave., Cody, WY 82414  
Office (307) 527-7092 Cell (307) 272-4114  
Fax (307) 527-7093  
[www.canyonrealestate.net](http://www.canyonrealestate.net)

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Experience the beauty of Wyoming living with this exceptional 2,998 sq. ft. home on 1.67 acres in Cody's highly desirable Southfork area. This spacious residence has 4 bedrooms and 3.5 bathrooms, including two ensuite bedrooms with private exterior entrances offering comfort, privacy, and versatile living options. Surrounded by breathtaking mountain scenery, the home features an open floor plan with seamless flow between the living, dining, and kitchen areas, enhanced by quartz countertops, tile and hardwood floors, and abundant natural light. A pellet stove adds warmth and comfort and Northwest Rural Water serves the property. Natural gas is also available in the area for future convenience.

The remodeled primary suite provides a luxurious retreat with quartz countertops and a tiled walk-in shower with steam spa. Outdoor living is equally impressive with a covered front deck and a spacious back deck featuring a hot tub, perfect for relaxing while taking in panoramic mountain views. Mature landscaping enhances the beauty and privacy of the setting.

The acreage includes a 40 x 44 cement pad ready for a future shop or additional structure. Located in the sought-after Southfork Valley, the property is surrounded by public lands with easy access to fishing, hiking, hunting, and horseback riding.

This is a rare opportunity to own a beautifully updated home with acreage, versatility, and exceptional Wyoming views.





Great Room



Pellet Stove



Mountain Views



Kitchen



Breakfast Bar





Kitchen



Great Room



Ensuite Bedroom One



Private Exterior Entrance / Deck



Walk-In Closet





Ensuite Bedroom One



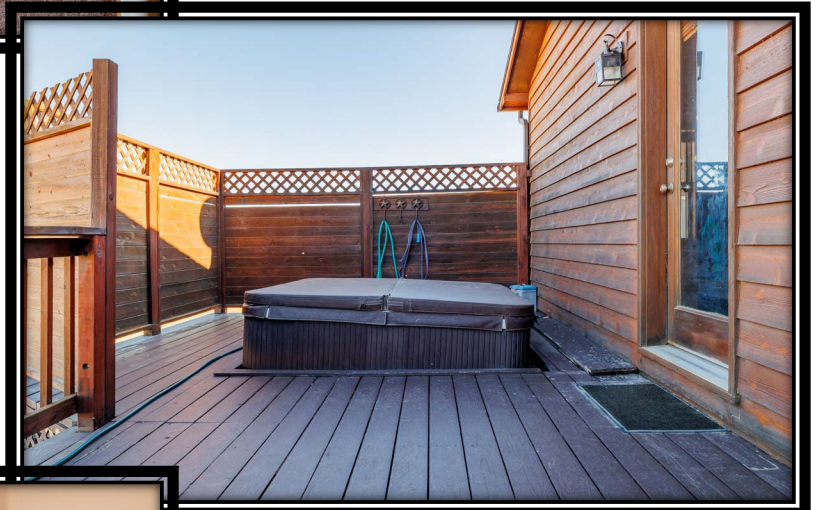
Ensuite Bath



Walk-In Tile Shower



Ensuite Bedroom Two



Private Exterior Entrance



Walk-In Closet



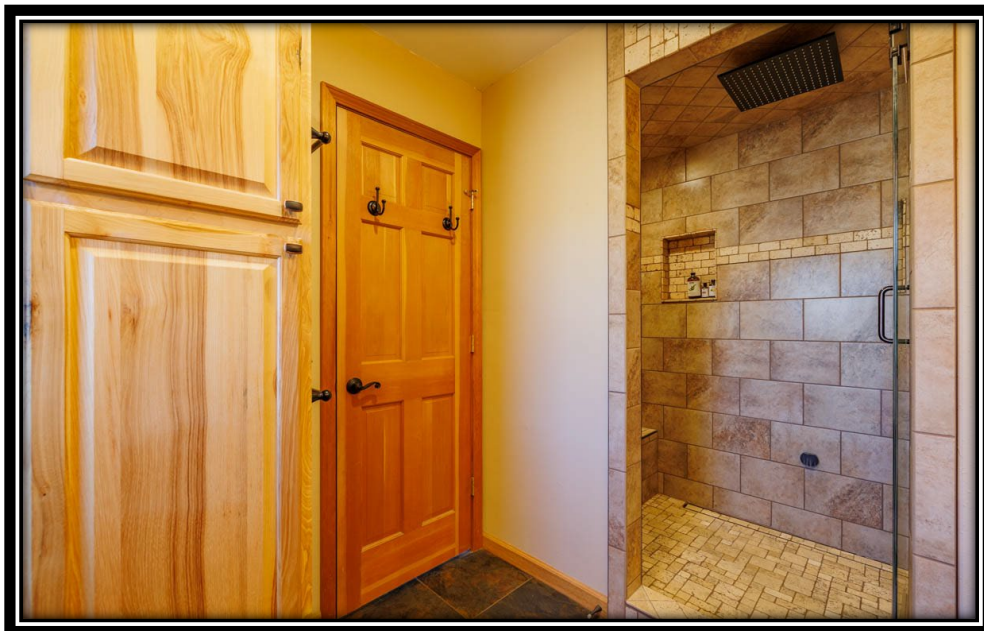


Ensuite Bath

Quartz  
Countertops



Walk-in Tile Shower  
With Steam Spa





Bedroom Three



Bedroom Four

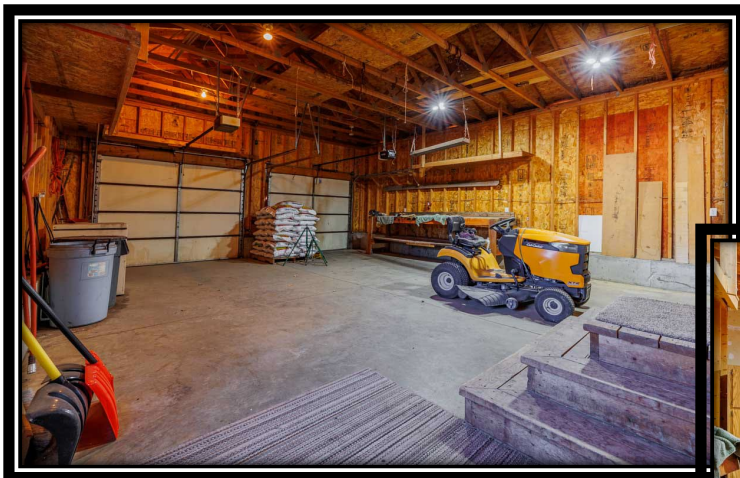




Full Guest Bath



Laundry Room

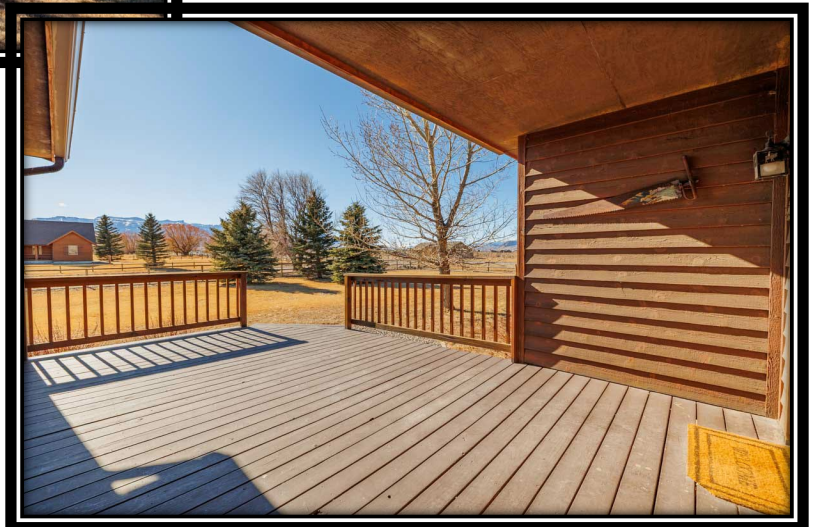


Attached Garage





Front View and Deck





Back View and Deck



Back Deck



Spring and Summer Views





Fall and Winter Views



View of Carter Mountain



Aerial Views



Estimated Property Boundary



Buffalo Bill Reservoir  
In the Background





Aerial Views



Estimated Property Boundary

Carter Mountain  
In the Distance



Aerial Views



40 x 44 Cement Pad  
Ready to Build On





Cody Wyoming Home  
With 360 Views



## Room Information

1

**List Price** \$795,000  
**List Date** 3/17/2026  
**Days On Market** 48  
**# Bedrooms** 4  
**Total # Baths** 4  
**# Full Baths** 1  
**# 3/4 Baths** 2  
**# Half Baths** 1  
**# 1/4 Bath** 0  
**Apx Year Built** 1998  
**Levels** One  
**Basement Y/N** No

**Apx Above Grade SqFt** 2,998  
**Apx Below Grade SqFt** 0  
**Apx Total SqFt** 2998  
**Apx Deeded Acres** 1.670  
**Apx # Irrigated Acres** 1.67  
**Apx Lot SqFt** 72,745.20  
**County** Park  
**Area** Cody - South Fork - Lower  
**Subdivision** Diamond Creek Ranch  
**School District** Park County District #6  
**Additional Living Units** No

**Inclusions** Refrigerator, stove/oven, dishwasher, microwave, washer/dryer.  
**Exclusions** None  
**Irrigation** Yes  
**Irrigation Company** Lakeview Irrigation District  
**IrrigFee** \$169  
**HOA** No  
**HOA \$**  
**HOA Fee Frequency**

**Legal Description** See Quitclaim Deed in docs.  
**Tax Year** 2025  
**Tax Annual Amount** \$3,608.05  
**Covenants** Yes  
**Detailed Zoning** Park Co - 5 Acres (GR-5)  
**Parcelable**  
**Electric Company** Rocky Mountain Power  
**Natural Gas Company**

## Features

**Appliances** Dishwasher, Dryer, Microwave, Oven, Refrigerator, ...  
**Basement** None  
**Construc...** Frame  
**Cooling** None  
**Ext Feat...** Acreage Fenced, Cable, Dirt Ditches, Fenced Yard, Horse Property, Hot Tub, Irrigated, Landscaping, Natural Gas to Property, Sprinklers, RV/Boat/Trailer Parking  
**Ext Siding** Wood Siding  
**Fireplace** None  
**Flooring** Wood (Flooring)  
**Primary Heat** Baseboard  
**Int Features** Breakfast Bar, Ceiling Fan(s), Garage Door Opener...  
**Lot Features** Corner Lot, Level

**PatioDeckPorch** Deck, Porch  
**Road Maint**  
**Road Respons** Private Maintained Road  
**Road Surface** Gravel  
**Roof** Shingle  
**Primary Water Source** Public (City or Rural)  
**Primary Water Supp...** Northwest Rural Water  
**Sewer Type** Septic Tank  
**Sewer Provider** None  
**Views** Mountain(s)

**Comments** Experience the beauty of Wyoming living with this exceptional 2,998 sq. ft. home on 1.67 acres in Cody's highly desirable Southfork area. This spacious residence has 4 bedrooms and 3.5 bathrooms, including two ensuite bedrooms with private exterior entrances offering comfort, privacy, and versatile living options. Surrounded by breathtaking mountain scenery, the home features an open floor plan with seamless flow between the living, dining, and kitchen areas, enhanced by quartz countertops, tile and hardwood floors, and abundant natural light. A pellet stove adds warmth and comfort and Northwest Rural Water serves the property. Natural gas is also available in the area for future convenience. The remodeled primary suite provides a luxurious retreat with quartz countertops and a tiled walk-in shower with steam spa. Outdoor living is equally impressive with a covered front deck and a spacious back deck featuring a hot tub, perfect for relaxing while taking in panoramic mountain views. Mature landscaping enhances the beauty and privacy of the setting. The acreage includes a 40x44 cement pad ready for a future shop or additional structure. Located in the sought-after Southfork Valley, the property is surrounded by public lands with easy access to fishing, hiking, hunting, and horseback riding. This is a rare opportunity to own a beautifully updated home with acreage, versatility, and exceptional Wyoming views.

**Property listed by:**

Canyon Real Estate, LLC - 307-527-7092  
 Lance J Bower - 307-272-4114

**Contact me for more informati...**

Canyon Real Estate, LLC - 307-527-7092  
 Lance J Bower - 307-272-4114  
[lance@canyonrealestate.net](mailto:lance@canyonrealestate.net)

5 Panorama Lane

Cody WY 82414

1.67 acres

3,000 square feet

Attached 2 car garage

4 bedrooms...2 are ensuites with private outside entrances

3 ½ baths... 2 have walk-in tiled showers... 1 has a steam spa

2 outside decks

Hot tub on one deck

Fenced yard with mature landscaping

Irrigation rights and pump

40 x44 cement pad ready for building

#### RECENT UPGRADES

Tile and hardwood flooring throughout except 3 bedrooms w/ carpet

Remodeled bathroom in Master suite.. Tiled walk-in show w/ steam spa... tiled floor...

Quartz counter top w/ double sinks...Hickory cabinets

Complete kitchen remodel with new appliances... tiled floors...Quartz countertops...Hickory cabinets

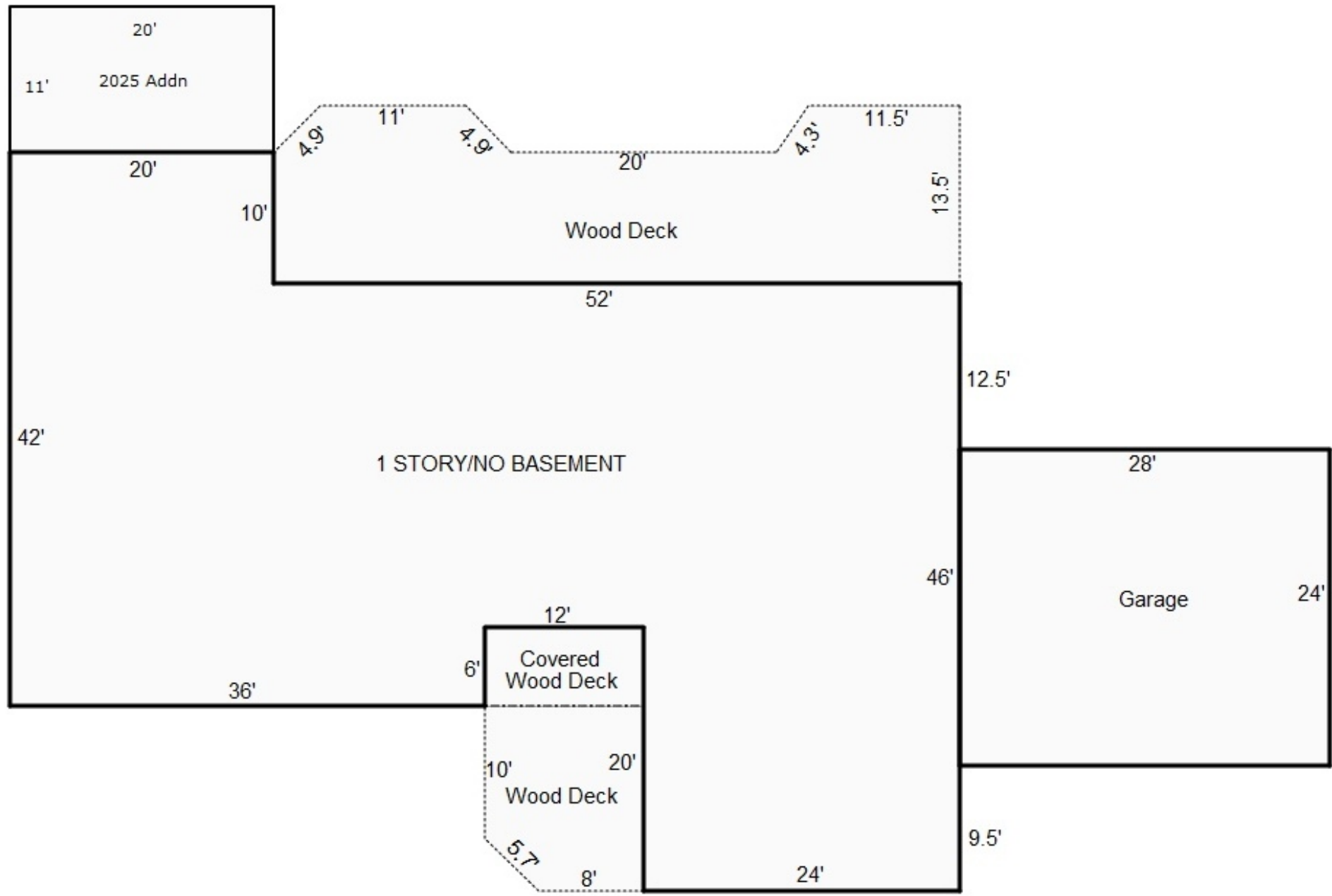
Separate kitchen island

Wooden beams installed in Great Room










Addition of 400 square foot (mother-in-law suite) bath room, outside entrance


Panorama scenic mountain views in every direction

8 miles from Cody WY on Postal and School bus routes.





-  Rivers, Creeks, Lakes
-  Highways
-  County Roads
-  Incorporated Towns
-  Yellowstone National Park
-  US Forest Service
-  BLM
-  Bureau of Reclamation
-  State of Wyoming

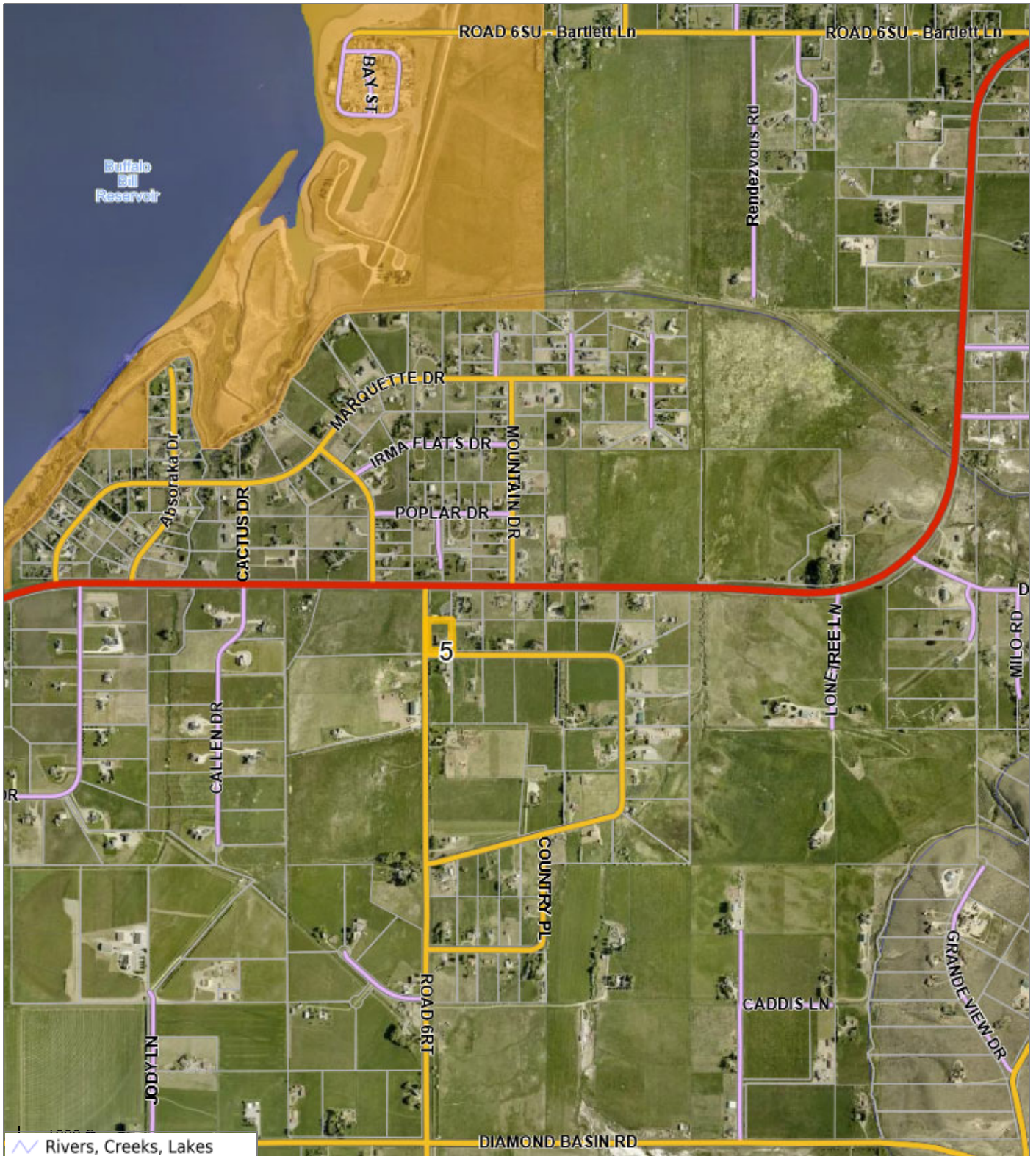










**NORTH**


## Park County

# Wyoming MapServer

Park County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.  
 printed 2/24/2026



-  Rivers, Creeks, Lakes
-  Highways
-  County Roads
-  Incorporated Towns
-  Yellowstone National Park
-  US Forest Service
-  BLM
-  Bureau of Reclamation
-  State of Wyoming



**NORTH**

**Park County**

**Wyoming MapServer**

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**IMPORTANT NOTICE**  
**Canyon Real Estate, LLC**

**(Name of Brokerage Company)**  
**REAL ESTATE BROKERAGE DISCLOSURE**

Any reference to “Broker” throughout this Disclosure and any associated real estate form shall mean “Responsible Broker, Associate Broker or Salesperson” as defined in Wyoming Statute 33-28-102.

When you select a Real Estate Brokerage Firm, Responsible Broker, Associate 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.**

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 Buyer as a Customer or as an agent for Buyer treating Seller as a Customer. 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 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 the 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. 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 asterisk. W.S. 33-28-310(a).

**Buyer’s Agent.** (Requires written agreement with Buyer)

If a Buyer signs a written Buyer’s Agent 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 and 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 averse 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. §33-283-301(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 the 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 FIDUCIARY 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 ACKNOWLEDGEMENT, 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 ACKNOWLEDGEMENT, 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.**

**NONDISCRIMINATION.** The parties agree not to discriminate unlawfully against any prospective Buyer because of the race, color, sex, sexual orientation, gender identity, national origin, familial status, physical or mental disability, or religion of such person.

**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 with a copy of this Real Estate Brokerage Disclosure and have kept a copy for my records.

Brokerage Firm Canyon Real Estate, LLC

By Licensee for Brokerage Firm \_\_\_\_\_  
**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 \_\_\_\_\_

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

Broker/Licensee \_\_\_\_\_ Date \_\_\_\_\_

Seller's Name \_\_\_\_\_