

CODY WYOMING HOME

ON 2.5 ACRES



\$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

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.



3910 Carter View Drive, Cody, Wyoming 82414

Now offering a 5 bedroom home with a large shop on 2.5 acres in the desired area of Cooper Lane. The main level of the home features a great room with a rock wood fireplace and vaulted ceilings, a formal sitting area with a propane heating stove, a spacious dining room, kitchen with a electric stove top and breakfast nook, an oversized master bedroom with a private ¾ master bathroom with back patio access, 2 guest bedrooms, a full guest bathroom, laundry room, ½ bathroom, lots of storage closets and a 2 car attached garage. Downstairs you'll enjoy 2 guest bedrooms, a large pantry for food storage, a recreation room and TV room, hobby room and a spacious utility room large enough for a future bathroom. The shop offers plenty of space for storage/vehicle parking and an additional kitchen for wild game processing or canning garden goodies. The back yard is fenced for pets, has a large patio, abundant large trees, garden area and more. There is an additional garden space high fenced for deer. Horses are allowed and not in a HOA. The location offers privacy at the end of the cul-de-sac, excellent mountain views and best of all it is walking distance to the Shoshone River Fishery though public assess. The home is 10 minutes from down Cody just 50 minutes from Yellowstone National Park.





*Great Room
with Rock Wood Fireplace*



Sliding Glass Doors to Patio



*Sitting Area to the Left
Entrance to the Right
Dining Room far Right*





Siting Area



Great Room



Dining Room



Kitchen
Looking into Great Room

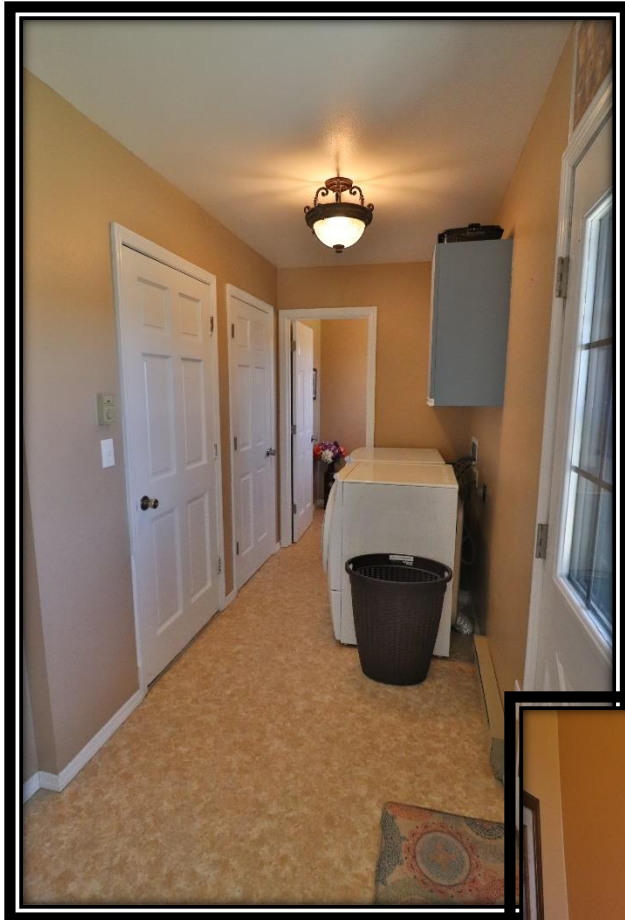


Breakfast Nook



Kitchen





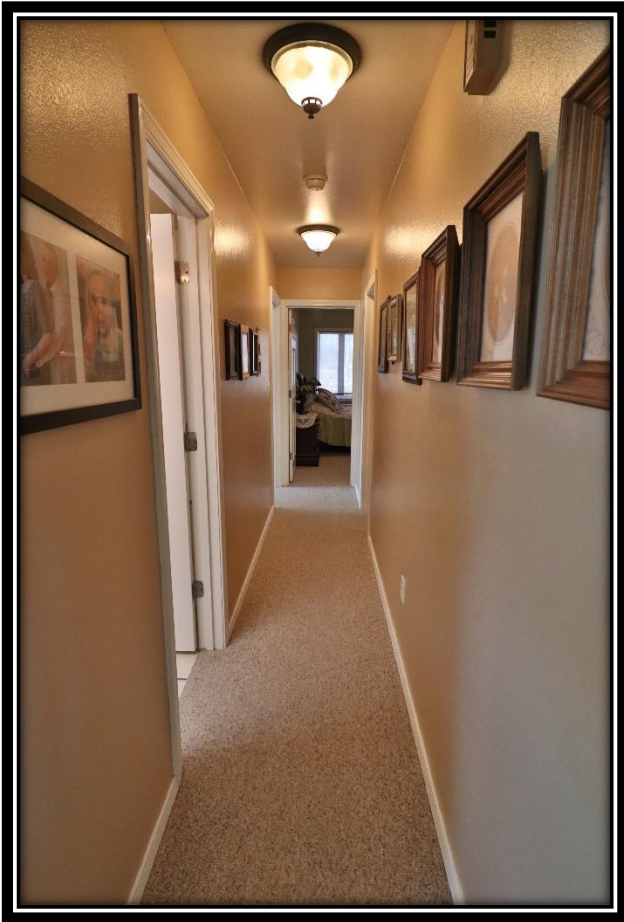
*Just off the kitchen is this corridor
Stairway to the basement
1st door on the left is to the garage
2nd door is a pantry
Furthest door is a half bath
Door directly to the right leads to the patio
Laundry Room*



½ Bath



Attached Garage



*Hallway to a Full Bath
and Three Bedrooms*



*Full Bath
First door on the left*





*Bedroom One
Door to the right*



*Bedroom Two
Last door*

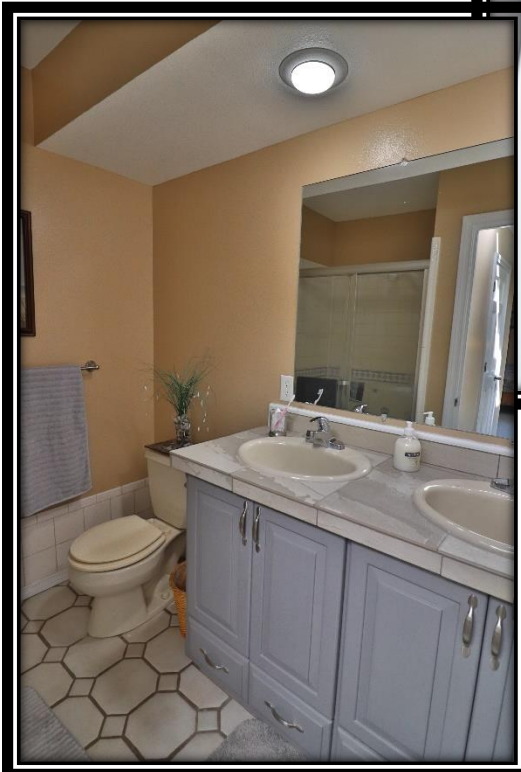




*Master Bedroom
With Sliding Glass doors to Patio*

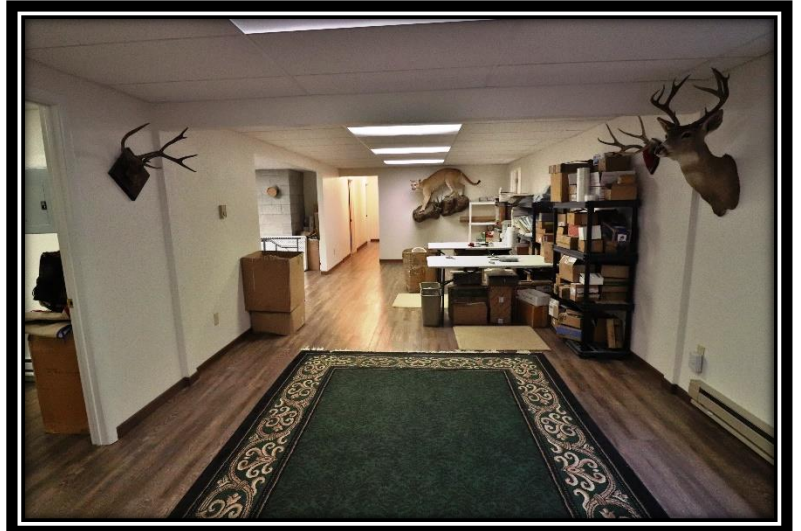


*Master
Bathroom*





Stairway to Basement



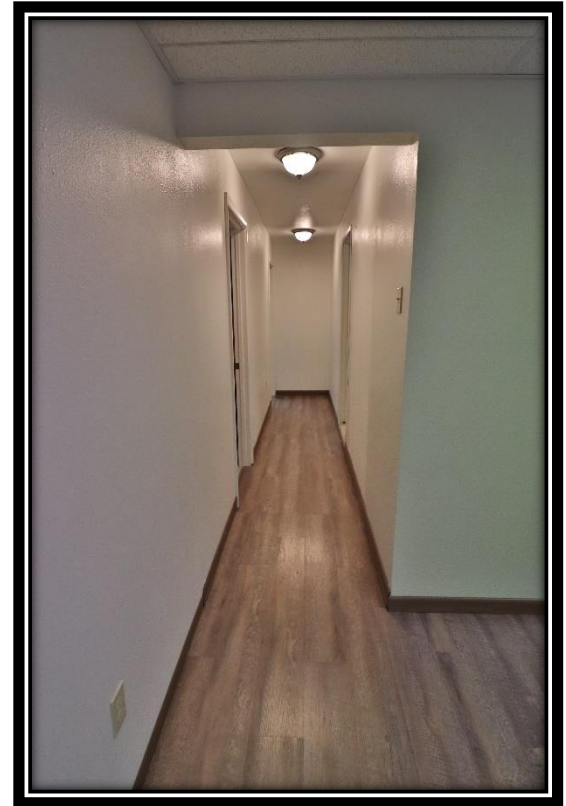
Rec Room



Large Pantry



Rec Room



*Hallway to Utility Room
and Bedrooms*



Hobby Room



*Utility Room
Plumbed for a bathroom*



Bedroom Four



Bedroom Five





Back of Home and Yard



*Patio and Yard
Sidewalk leads to Shop*



Fenced Yard





1,120 Square Foot Shop

*Wooded Area with
Quaker Trees*



Back Side of Shop





Kitchen in Shop



Shop Interior





Fenced Garden Area



Irrigated Area



Irrigation Pump





View of Heart Mountain



Drive-way



Lots of Trees



MLS#: 10030047

Ty... Single Family Residence

Stat... Active

**3910 Carter Mountain ...****Cody****WY 82414**

Days On Market **9**
 Cumulative DOM **9**
 Original Price **\$795,000**
 List Date **4/24/2024**
 Type **Single Family Residence**
 # Bedrooms **5**
 Total # Baths **3**
 # Full Baths **1**
 # 3/4 Baths **1**
 # Half Baths **1**
 # 1/4 Bath **0**
 Apx Year Built **1986**

Sold Price
 Area **Cody - City of**
 Subdivision **Carter Mountain Sub**
 School District **Park County District #6**
 Apx Total SqFt **4011**
 Apx Above Grade SqFt **2,079**
 Apx Below Grade SqFt **1,932**
 Apx Deeded Acres **2.500**
 Apx Lot SqFt **108,900.00**
 Apx # Irrigated Acres **2.00**
 Apx Miles from Town
 Additional Living Units **No**

Levels **One**
 Legal Description **CARTER MOUNTAIN SUB. LOT 2 (2.52 AC. - 2.50 AC. NET)**
 HOA **No**
 Electric Company **Rocky Mountain Power**
 Natural Gas Company **None**
 Primary Water Supplier **Northwest Rural Water**
 Avg Gas/Mo \$
 Avg Electric/Mo \$ **140.00**
 Avg Water/Mo \$ **65.00**
 Avg Garbage/Mo \$ **32.00**
 Avg Sewer/Mo \$
 Inclusions **See in documents**

County Tax ID **R0019788**
 Tax Year **2023**
 Total Tax \$ **\$3,987.63**
 Taxed w/Other Land **No**
 Parcelable
 Covenants **Yes**
 Detailed Zoning **Park Co - 1/2 Acre (R-H)**
 Other Building Type **Shop**
 Other Building Description **Shop**
 Other Building Size **1120 SF**

Features

Appliances	Dishwasher, Dryer, Microwave, Oven, Range, Refrigerator, Washer	Interior Features	Breakfast Nook, Ceiling Fan(s), Garage Door Opener, Mud Room, Pantry, Skylights, Vaulted Ceiling(s)
Basement	Interior Only, Full, Mostly Finished	Lot Features	Cul-de-Sac, Level
Construction	Frame	PatioDeckPorch	Patio, Porch
Cooling	None	Possession	At Closing
Exterior Features	Dirt Ditches, Fenced Yard, Garden, Horse Property, Irrigated, Landscaping, Loafing Shed, Shop, Sprinklers, Storage	Road Responsibility	Private Maintained Road
Exterior Siding	Brick	Road Surface	Unpaved (Dirt/Gravel)
Fireplace Type	Wood	Roof	Composition
Garage/Type Stalls	2 Stalls, Attached	Sewer Type	Septic Tank
Primary Heat	Baseboard	Views	Mountain(s)
		Primary Water Source	Public (City or Rural)

Comments **Now offering a 5 bedroom home with a large shop on 2.5 acres in the desired area of Cooper Lane. The main level of the home features a great room with a rock wood fireplace and vaulted ceilings, a formal sitting area with a propane heating stove, a spacious dining room, kitchen with a electric stove top and breakfast nook, an oversized master bedroom with a private 3/4 master bathroom with back patio access, 2 guest bedrooms, a full guest bathroom, laundry room, 1/2 bathroom, lots of storage closets and a 2 car attached garage. Downstairs you'll enjoy 2 guest bedrooms, a large pantry for food storage, a recreation room and TV room, hobby room and a spacious utility room large enough for a future bathroom. The shop offers plenty of space for storage/vehicle parking and an additional kitchen for wild game processing or canning garden goodies. The back yard is fenced for pets, has a large patio, abundant large trees, garden area and more. There is an additional garden space high fenced for deer. Horses are allowed and not in a HOA. The location offers privacy at the end of the cul-de-sac, excellent mountain views and best of all it is walking distance to the Shoshone River Fishery though public assess. The home is 10 minutes from down Cody just 50 minutes from Yellowstone National Park.**

Listing Office - Office Name and Phone
 Listing Agent - Agent Name and Phone

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

ITEMS INCLUDED

All appliances, washer/dryer, any shelves attached to the wall downstairs, stand-up freezer in garage, all shelving in shop, refrigerator & range in shop, all irrigation related items on property.

ITEMS EXCLUDED

Chest freezer in garage.

NEGOTIABLE ITEMS

Breakfast nook table/chairs, dining table/chairs, side table, China hutch.

ITEMS FOR SALE

2 quads & trailer, tiller tractor, hovercraft.













- Rivers, Creeks, Lakes
- 2023 Aerial Photography (hi res, limited areas)
- Highways
- County Roads
- Incorporated Towns
- Yellowstone National Park
- US Forest Service
- BLM
- Bureau of Reclamation
- State of Wyoming

Park County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.
printed 4/18/2024



Park County Wyoming MapServer



-  Rivers, Creeks, Lakes
-  2023 Aerial Photography (hi res, limited areas)
-  Highways
-  County Roads
-  Incorporated Towns
-  Yellowstone National Park
-  US Forest Service
-  BLM
-  Bureau of Reclamation
-  State of Wyoming

Park County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.
 printed 4/18/2024



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 _____