

MLS #: R10003407A List Price: \$110,000

241 Oregon Avenue Lovell, WY 82431



HOUSE DESIGN: 1 Story
BEDROOMS: 3
TOTAL # BATHS: 1
APX YEAR BUILT: 1920
APX TOTAL SQFT: 1456
ADDITIONAL LIVING UNITS: No

AREA: N Big Horn in Town
SUBDIVISION: Original Town of Lovell
SCHOOL DISTRICT: Big Horn County District #2

APX ABOVE GRADE SQFT: 1456 **APX BELOW GRADE SQFT:** 0 **# FULL BATHS:** 1 **# HALF BATHS:** 0 **# 3/4 BATHS:** 0
AVG SEWER/MO \$: 4 **AVG GAS/MO \$:** 65 **AVG WATER/MO \$:** 49 **AVG ELECTRIC/MO \$:** 80 **AVG GARBAGE/MO \$:** 16
NATURAL GAS COMPANY: Mon-Dak Utilities **ELECTRIC COMPANY:** Rocky Mountain Power
SEWER: City **PRIMARY WATER TYPE:** City **SECONDARY WATER TYPE:** Well **COOLING TYPE:** Window Unit(s)
PRIMARY HEAT: Forced Air **SECONDARY HEAT:** Stove **PRIMARY FUEL TYPE:** Natural Gas **SECONDARY FUEL TYPE:** Wood
ASSESSMENT \$: 0 **HOA \$:** 0 **IRRIGATION FEES \$:** 0 **OTHER \$:** 0

BLDGTYPE: Garage **BLDGSIZE:** 432 Sq. **BLDGCNST:** Frame **BLDGYRB:** 1930
BLDGYRB2: 0
BLDGYRB3: 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Kitchen	M		Laundry	M				
Living Rm	M							
Mstr Bdrm	M							
Bedroom 2	M							
Bedroom 3	M							
Full Bath	M							

INCLUSIONS: Range/oven, Refrigerator, Dishwasher, Well Pump, Wood Stove Insert

EXCLUSIONS: Storage shed in backyard

APX # IRRIGATED ACRES: 0 **APX # ACRES:** 0 **APX LOT SQFT:** 11214 **APX LOT DIMENSIONS:** 63'x178'
COUNTY TAX ID: 03-01-013-00508 **TAX YEAR:** 2009 **TOTAL TAX \$:** 749.35 **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **PARCELABLE:** No **ADJ TO PUBLIC LAND:** No **RIVER/STREAM FRONT:** No
DETAILED ZONING: Lovell Mixed Residential **DISCLOSURES:** Yes
SELLER FIN: No
LEGAL DESCRIPTION: 63'x 178' in Southwest corner, lot 1, block 1, O.T. of Lovell

CONSTRUCTION: Frame **BASEMENT TYPE:** Partial
EXTERIOR SIDING: Steel **BASEMENT COMPLETION:** Not Finished
ROOF: Composition Shingle **HEATING STOVE TYPE:** Wood
GARAGE/TYPE STALLS: Detached-2 Stalls **FIREPLACE TYPE:** None
EXTERIOR FEATURES: Deck/Patio, Fenced Yard, Garden, Landscaping, RV Parking, Sprinklers, Auto, Sprinklers, Manual Opener, Pantry
PROPERTY ACCESS: City Street

COMMENTS: Comfortable and Affordable! Move in ready! 3 bedroom home with recent updates. Spacious kitchen & lots of cabinet space and breakfast bar. Living room features a wood stove in fireplace surround, large picture windows overlooking the backyard with privacy fencing and large patio. Oversized master bedroom, separate utility room, new sewer line and driveway, sprinkler system, and newer furnace.

DIRECTIONS TO PROPERTY: East on Main St. turn north on Oregon, down two blocks, property on the right.

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#.43)