

MLS #: R10003635A List Price: \$249,000

1020 Road 9 Powell, WY 82435



HOUSE DESIGN: 1 Story
BEDROOMS: 4
TOTAL # BATHS: 3
APX YEAR BUILT: 1962
APX TOTAL SQFT: 3140
ADDITIONAL LIVING UNITS: No

AREA: Powell Out of Town
SUBDIVISION: Unknown
SCHOOL DISTRICT: Park County District #1
APX MILES FROM TOWN: 1

APX ABOVE GRADE SQFT: 3140 **APX BELOW GRADE SQFT:** 0 **# FULL BATHS:** 1 **# HALF BATHS:** 1 **# 3/4 BATHS:** 1
AVG SEWER/MO \$: 0 **AVG GAS/MO \$:** 107.00 **AVG WATER/MO \$:** 25 **AVG ELECTRIC/MO \$:** 196.40 **AVG GARBAGE/MO \$:** 25.00
NATURAL GAS COMPANY: Mon-Dak Utilities **ELECTRIC COMPANY:** Garland Light/Power
SEWER: Septic **PRIMARY WATER TYPE:** Well **SECONDARY WATER TYPE:** Northwest Rural **COOLING TYPE:** Central Air
PRIMARY HEAT: Forced Air **SECONDARY HEAT:** Hot Water **PRIMARY FUEL TYPE:** Natural Gas
ASSESSMENT \$: 0 **HOA:** No **HOA \$:** 0 **IRRIGATION FEES \$:** 199.00 **OTHER \$:** 0

BLDGTYPE: Shop **BLDGSIZE:** 36 X 100 **BLDGCNST:** Concrete **BLDGYRB:** 0 **BLDGDESC:** 1 car garage
BLDGTYPE2: concrete **BLDGCNST2:** Concrete **BLDGYRB2:** 0 **BLDGDESC2:** Storage/Garage
BLDGTYPE3: Horse Shed **BLDGYRB3:** 0 **BLDGDESC3:** Horse Shed

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Living Rm	M		Kitchen	M		Laundry	M	
Mstr Bdrm	M		Full Bath	M		Office	M	
Family Rm	M		Rec Rm	M		Bedroom 2	M	
Bedroom 3	M		Bedroom 4	M		3/4 Bath	M	
1/2 Bath	M							

ADDITIONAL ROOM INFO: The large master suite has a skylight, double closets, lrg bath with double sinks, garden tub with double shower heads. Private office with outside entrance, spacious family room features vaulted ceilings, large windows and a circular fireplace.

INCLUSIONS: Double door stainless steel refrigerator, gasstop stainless steel range/oven, microwave, well pump, green metal panels, 5 sections of 10' gated irrigation pipe, 2 straight pieces 10' pipe.

EXCLUSIONS: Stained glass window in the livingroom

APX # IRRIGATED ACRES: 4.97 **APX # ACRES:** 4.97 **APX LOT SQFT:** 0
COUNTY TAX ID: 01559905701009 **TAX YEAR:** 2009 **TOTAL TAX \$:** 2035.44 **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **PARCELABLE:** No **ADJ TO PUBLIC LAND:** No **RIVER/STREAM FRONT:** No
DETAILED ZONING: Powell Residential General (RG)

SELLER FIN: No **DISCLOSURES:** Yes
LEGAL DESCRIPTION: .459 A.C. DES. AS: A PARC. IN LOT 57-A BEG. AT A PT. 825' S. OF THE NE COR, THEN W. 200' S. 100' E. 200' & N. 100' TO POB LOT 57 T55 R99 & 4.54 A.C. DES. AS: A PARC. IN LOT 57-A BEG. AT A PT. 925' S. OF THE NE COR. OF LOT 57-A, THEN W. 200', N. 100', W. 1120'. S, 165' E. 1320' AND N. 65' TO POB, LOT 57 T55 R99

CONSTRUCTION: Frame **BASEMENT TYPE:** None
EXTERIOR SIDING: Hardboard **HEATING STOVE TYPE:** None
ROOF: Wood Shingle/Shake **FIREPLACE TYPE:** Wood
GARAGE/TYPE STALLS: Attached-1 Stall, Detached-1 Stall **INTERIOR FEATURES:** Ceiling Fan(s), Disposal, Garage Door Opener, Satellite Dish, Skylights, Sump Pump, Vaulted Ceiling(s), Wood Floor
EXTERIOR FEATURES: Acreage Fenced, Deck/Patio, Fenced Yard, Flat Terrain, Garden, Horse Property, Irrigated, Landscaping, Natural Gas to Property, Production Ground, RV Parking, Shop, Sprinklers, Auto, Storage Building
PROPERTY ACCESS: County Paved

COMMENTS: Country home on 5± acres with horse set up and a commercial shop just 5 minutes from Powell. Spacious, residential home with 4 bdrms, 3 baths, split floor plan for multi-family living with lovely landscaping. The house also features duel heating systems plus two wood fireplaces. The remodeled kitchen features stainless steel appliances, home office, family room, game room and living room.

DIRECTIONS TO PROPERTY: Hwy. 14A (Coulter Ave.) and turn south on N. Fair Street (Subway). continue south of Powell on Road 9(Hwy. 295) past Lane 10 approx. 1/2 mile to 1020 Road 9. House is on the right side (west side) of the road.

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#.43)