MLS #: R10004456A **List Price:** $169,500 453 Hamilton Way Powell, WY 82435

HOUSE DESIGN: Tri-Level
 # BEDROOMS: 4
TOTAL # BATHS: 2
APX YEAR BUILT: 1977
APX TOTAL SQFT: 2084
ADDITIONAL LIVING UNITS: No

AREA: Powell in Town
SUBDIVISION: Powell Lumber
SCHOOL DISTRICT: Park County District #1

APX ABOVE GRADE SQFT: 1356 ***APX BELOW GRADE SQFT:*** 728 ***# FULL BATHS:*** 2 ***# HALF BATHS:*** 0 ***# 3/4 BATHS:*** 0
AVG GAS/MO $: 76.00 ***AVG WATER/MO $:*** 35.7 ***AVG ELECTRIC/MO $:*** 45.60
NATURAL GAS COMPANY: Mon-Dak Utilities ***ELECTRIC COMPANY:*** City
SEWER: City ***PRIMARY WATER TYPE:*** City ***SECONDARY WATER TYPE:*** None ***COOLING TYPE:*** Swamp Cooler
PRIMARY HEAT: Hot Water ***SECONDARY HEAT:*** None ***PRIMARY FUEL TYPE:*** None ***SECONDARY FUEL TYPE:*** None
ASSESSMENT $: 0 ***HOA:*** No ***IRRIGATION FEES $:*** 0 ***OTHER $:*** 0

BLDGTYPE: Metal Storage ***BLDGSIZE:*** 8x10 ***BLDGCNST:*** Frame ***BLDGYRB:*** 0 ***BLDGDESC:*** Metal Storage
BLDGTYPE2: Metal Storage ***BLDGSZ2:*** 8x10 ***BLDGCNST2:*** Frame ***BLDGYRB2:*** 0 ***BLDGDSC2:*** Metal Storage
BLDGYRB3: 0

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

ADDITIONAL ROOM INFO: Hot water heat has three zones for controling utility costs and heating each level individually. Home is presently being painted and will have new shutters, (May 2010).

INCLUSIONS: 2 metal storage sheds, stove & oven, refrigerator, well pump, water softener, and washer & dryer

EXCLUSIONS: None

APX # IRRIGATED ACRES: 0 ***APX # ACRES:*** 0 ***APX LOT SQFT:*** 6750
COUNTY TAX ID: 02023500209001 ***TAX YEAR:*** 2009 ***TOTAL TAX $:*** 1440 ***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: Powell Lumber Sub-division lot 9, block 78B

CONSTRUCTION: Frame
EXTERIOR SIDING: Hardboard
ROOF: Composition Shingle
GARAGE/TYPE STALLS: Attached-1 Stall
EXTERIOR FEATURES: Chain Link Fence, Deck/Patio, Fenced Yard, Mountain View, RV Parking, Storage Building
PROPERTY ACCESS: City Street

BASEMENT TYPE: Partial Daylight
BASEMENT COMPLETION: Fully Finished
HEATING STOVE TYPE: None
FIREPLACE TYPE: None
INTERIOR FEATURES: Breakfast Bar, Ceiling Fan(s), Disposal, Garage Door Opener, Jetted Tub

COMMENTS: Absolutely the best value in this price range! This lovely, updated, 4 bedroom, 2 bath home is spacious and well-cared for in a pleasant neighborhood. This is a perfect opportunity for the value conscious buyer to purchase this property at approximately $81/SF. You must see this home at 453 Hamilton Way.

DIRECTIONS TO PROPERTY: Powell Hwy 14A & S. Fair St. at (Subway) stop light proceed south 2 blks to Monroe St. go east 10 blks to Hamilton Way turn left go to 453.

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#:43)

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