

**MLS #: R10004542A List Price: \$149,000**

325 3rd St W Powell, WY 82435



**HOUSE DESIGN:** 1 Story  
**# BEDROOMS:** 3  
**TOTAL # BATHS:** 1  
**APX YEAR BUILT:** 1951  
**APX TOTAL SQFT:** 2708  
**ADDITIONAL LIVING UNITS:** No  
**AREA:** Powell in Town  
**SUBDIVISION:** Unknown  
**SCHOOL DISTRICT:** Park County District #1

**APX ABOVE GRADE SQFT:** 1508    **APX BELOW GRADE SQFT:** 1200    **# FULL BATHS:** 1    **# HALF BATHS:** 0    **# 3/4 BATHS:** 0  
**AVG SEWER/MO \$:** 12.50    **AVG GAS/MO \$:** 76.00    **AVG WATER/MO \$:** 41.51    **AVG ELECTRIC/MO \$:** 79.98    **AVG GARBAGE/MO \$:** 31.10  
**NATURAL GAS COMPANY:** Mon-Dak Utilities    **ELECTRIC COMPANY:** City  
**SEWER:** City    **PRIMARY WATER TYPE:** City    **COOLING TYPE:** Central Air  
**PRIMARY HEAT:** Forced Air    **PRIMARY FUEL TYPE:** Natural Gas    **SECONDARY FUEL TYPE:** Wood  
**ASSESSMENT \$:** 0    **HOA:** No    **IRRIGATION FEES \$:** 0    **OTHER \$:** 0

**BLDG YRB:** 0  
**BLDG YRB2:** 0  
**BLDG YRB3:** 0

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

**ADDITIONAL ROOM INFO:** \$3000 CLOSING COST INCENTIVE WITH A FULL PRICE OFFER - Remodeled upstairs bathrm, inc. new sub floor, drain stack & fixtures. Basement includes: unfinished, framed in 2 bedrms & 1 bath. Owner is including additional supplies for completion-see list.

**INCLUSIONS:** Double door refrigerator, electric stove, dishwasher, well pump and misc. items for completion of basement, see attached list under misc. documents.

**EXCLUSIONS:** Freezer, mirowave

**APX # IRRIGATED ACRES:** 0    **APX # ACRES:** 0    **APX LOT SQFT:** 9025  
**COUNTY TAX ID:** 02000110807001    **TAX YEAR:** 2009    **TOTAL TAX \$:** 1116.17    **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:** O.T.W.95' Lot 8 (4750 SF)S. 45' of W.95' Lot 7 (4275 S F) BLK 108

**CONSTRUCTION:** Frame    **BASEMENT TYPE:** Partial  
**EXTERIOR SIDING:** Steel    **BASEMENT COMPLETION:** Partly Finished  
**ROOF:** Composition Shingle    **HEATING STOVE TYPE:** None  
**GARAGE/TYPE STALLS:** Attached-1 Stall    **FIREPLACE TYPE:** Wood  
**EXTERIOR FEATURES:** Flat Terrain, Garden, Landscaping, Natural Gas to Property    **INTERIOR FEATURES:** Disposal, Wood Floor  
**PROPERTY ACCESS:** City Street

**COMMENTS:** Comfortable bungalow with wood floors, 3 bedrooms, office & a lot of square footage. Great location, close to park, downtown, school & medical facilities. Upgrades include new: bathroom, double sinks, kitchen appliances, flooring & sewer line. Basement includes: 2 bedrooms & bath framed-in, egress windows & electrical pulled in. Buyer will finish remodel, most supplies already purchased.

**DIRECTIONS TO PROPERTY:** Take Hwy. 14A to Cheyenne and turn north to Third St. and then west on Third, home is across from Washington Park.

**SUBJECT TO 1031:** No

**OFFICE NAME:** Running Horse Realty (#:43)