

MLS #: R10005556A List Price: \$339,900

301 Lane 14 Powell, WY 82435



HOUSE DESIGN: 1 Story
BEDROOMS: 4
TOTAL # BATHS: 3
APX YEAR BUILT: 1998
APX TOTAL SQFT: 2458
ADDITIONAL LIVING UNITS: No

AREA: Powell Out of Town
NEIGHBORHOOD: Unknown
SUBDIVISION: Unknown
SCHOOL DISTRICT: Park County District #1
APX MILES FROM TOWN: 10

APX ABOVE GRADE SQFT: 2458 **APX BELOW GRADE SQFT:** 0 **# FULL BATHS:** 2 **# HALF BATHS:** 1 **# 3/4 BATHS:** 0
AVG SEWER/MO \$: 0 **AVG GAS/MO \$:** 68.00 **AVG WATER/MO \$:** 0 **AVG ELECTRIC/MO \$:** 126.50 **AVG GARBAGE/MO \$:** 31.50
NATURAL GAS COMPANY: Mon-Dak Utilities **ELECTRIC COMPANY:** Willwood Light and Power
SEWER: Septic **PRIMARY WATER TYPE:** Well **COOLING TYPE:** Central Air
PRIMARY HEAT: Forced Air **SECONDARY HEAT:** Fireplace **PRIMARY FUEL TYPE:** Natural Gas **SECONDARY FUEL TYPE:** Wood
ASSESSMENT \$: 0 **HOA:** No **IRRIGATION FEES \$:** 250 **OTHER \$:** 0

BLDGTYPE: Shop **BLDGSIZE:** 30x40 **BLDGCNST:** Steel Frame **BLDGYRB:** 2008
BLDGYRB2: 0
BLDGYRB3: 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Great Rm	M	19'x24'	Mstr Bdrm	M	15'6x15'3	Full Bath	M	9'2x7'9
Living Rm	M	15'x15'	Full Bath	M	10'x9'3 MBath			
Kitchen	M	16'6x19'6	Bedroom 2	M	11'2x13'6			
Dining Rm	M	11'8x11'6	Bedroom 3	M	12'x13'6			
1/2 Bath	M	3'6x7'	Bedroom 4	M	11'x11'			
Laundry	M	13'x7'6						

ADDITIONAL ROOM INFO: Includes 2 covered porches, new roof in 09, new garage door unit, new water heater, 30x40 shop, large fenced backyard, RO water system/water softner, new fencing around pasture. House interior fully painted in 07, satellite TV/high speed internet.

INCLUSIONS: Dishwasher, microwave, refrigerator and window blinds

EXCLUSIONS: Washer, dryer, antique farm machinery and wagon wheels

APX # IRRIGATED ACRES: 10 **APX # ACRES:** 10 **APX LOT SQFT:** 0
COUNTY TAX ID: 01549800343002 **TAX YEAR:** 2010 **TOTAL TAX \$:** 2199 **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **PARCELABLE:** No **ADJ TO PUBLIC LAND:** No **RIVER/STREAM FRONT:** No
DETAILED ZONING: Unknown
SELLER FIN: No **DISCLOSURES:** Yes

LEGAL DESCRIPTION: T. 54 N., R. 98 W., 6th P.M., Park County, Wyoming section 3: A parcel of land in the SW 1/4 SE 1/4, according to the government resurvey.

CONSTRUCTION: Frame **BASEMENT TYPE:** None
EXTERIOR SIDING: Steel **HEATING STOVE TYPE:** None
ROOF: Composition Shingle **FIREPLACE TYPE:** Wood
GARAGE/TYPE STALLS: Attached-2 Stalls **INTERIOR FEATURES:** Breakfast Nook, Ceiling Fan(s), Disposal, Garage Door Opener, Jetted Tub, RO System, Sump Pump, Tile Floor, Vaulted Ceiling(s), Walk-in Closet(s), Wood Floor
EXTERIOR FEATURES: Acreage Fenced, Concrete Ditches, Corner Lot, Corrals, Deck/Patio, Fenced Yard, Flat Terrain, Horse Property, Irrigated, Landscaping, Mountain View, Natural Gas to Property, RV Parking, Shop, Sprinklers, Manual
PROPERTY ACCESS: County Paved

COMMENTS: Quiet country living in the shadow of the McCullough Peaks Wild Horse Range. Custom built 1 level 4 bedroom 3 bath home, beautiful great room with vaulted ceiling and fireplace, master suite, large windows, 2 covered porches, laundry room & lots of storage. 30x40 shop on 10± acres. New fencing and roof. The square footage on the attached garage is 572sq ft. AGENT OWNED

DIRECTIONS TO PROPERTY: Going south out of Powell on Hwy 295, past Willwood corner which then becomes Lane 13, continue east to Road 4 and turn south, continue on to Lane 14 and turn east. Follow road 1 mile to intersection of Lane 14 and Roan Walsh, #301 on south east corner.

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#:43)