

MLS #: R10004938P List Price: \$249,000

887 Pheasant Ln Powell, WY 82435



HOUSE DESIGN: 1.5 Story
BEDROOMS: 4
TOTAL # BATHS: 3.5
APX YEAR BUILT: 1975
APX TOTAL SQFT: 4322
ADDITIONAL LIVING UNITS: No
AREA: Powell Out of Town
SUBDIVISION: Unknown
SCHOOL DISTRICT: Park County District #1
APX MILES FROM TOWN: 4

APX ABOVE GRADE SQFT: 2598 **APX BELOW GRADE SQFT:** 1624 **# FULL BATHS:** 2 **# HALF BATHS:** 1 **# 3/4 BATHS:** 1
AVG GAS/MO \$: 143 **AVG WATER/MO \$:** 0 **AVG ELECTRIC/MO \$:** 71
NATURAL GAS COMPANY: Mon-Dak Utilities **ELECTRIC COMPANY:** Rocky Mountain Power
SEWER: Septic **PRIMARY WATER TYPE:** Well **COOLING TYPE:** None
PRIMARY HEAT: Hot Water **PRIMARY FUEL TYPE:** Natural Gas **SECONDARY FUEL TYPE:** Wood
ASSESSMENT \$: 0 **HOA:** No **IRRIGATION FEES \$:** 65 **OTHER \$:** 0

BLDGTYPE: Shed **BLDGCNST:** Frame **BLDGYRB:** 0 **BLDGDESC:** Shed
BLDGTYPE2: Shed **BLDGCNST2:** Frame **BLDGYRB2:** 0 **BLDGDESC2:** Shed
BLDGYRB3: 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Living Rm	M		Family Rm	M		Kitchen	M	
Dining Rm	M		1/2 Bath	M		Mstr Bdrm	2	
3/4 Bath	2	Master Bath	Full Bath	2		Office	2	
Bedroom 2	2		Family Rm	B		Full Bath	B	
Bedroom 3	B		Bedroom 4	B		Extra Rm	B	Pantry
Laundry	M							

ADDITIONAL ROOM INFO: Check under Miscellaneous Documents for a list of updates to the home.

INCLUSIONS: Electric oven/range, refrigerator, well pump and 2 outdoor storage sheds

EXCLUSIONS: None

APX # IRRIGATED ACRES: 1.6 **APX # ACRES:** 3.2 **APX LOT SQFT:** 0
COUNTY TAX ID: 01559990231007 **TAX YEAR:** 2010 **TOTAL TAX \$:** 1770 **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: PHEASANT SUB. LOT 9 (3.20± ACRES)

CONSTRUCTION: Frame **BASEMENT TYPE:** Partial Walkout
EXTERIOR SIDING: Cedar **HEATING STOVE TYPE:** None
ROOF: Composition Shingle **FIREPLACE TYPE:** Wood
GARAGE/TYPE STALLS: Attached-2 Stalls **INTERIOR FEATURES:** Breakfast Bar, Ceiling Fan(s), Pantry, RO System, Sump Pump, Tile Floor, Vaulted Ceiling(s)
EXTERIOR FEATURES: Cul-de-Sac, Deck/Patio, Flat Terrain, Garden, Horse Property, Irrigated, Landscaping, Loafing Shed, Mountain View, Natural Gas to Property, RV Parking, Sprinklers, Manual, Storage Building, Wooded Acreage

PROPERTY ACCESS: Private Gravel Road

COMMENTS: A unique cedarwood home on 3+/- acres in a peaceful, private setting above the banks of the river. Enjoy mt.views, wildlife watching from 4 outside decks, 3 levels of generous living space with 4 bedrooms and a bathroom on every floor. The house has vaulted ceilings, stonewall fireplace, large kitchen, dining room, home office, master suite, plenty of storage and many updates.

DIRECTIONS TO PROPERTY: 4 miles south of Powell on Hwy 295 (Rd 9) just past Shoshone River bridge, turn east onto Pheasant Lane go to the end of the lane, #887 on the south side.

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#:43)