

MLS #: R10011940A (Active) List Price: \$145,000

619 Obie Sue Ave Worland, WY 82401



House Design: 1 Story
Bedrooms: 2
Total # Baths: 2
Apx Year Built: 1947
Apx Total SqFt: 2492
Additional Living Units: No
Basement: Yes
Basement Entry: Interior Only
Basement Type: Full
Basement Completion: Fully Finished

Area: Out of Area
Subdivision: None
School District: Washakie County District
Mobiles Allowed: No
Modulars Allowed: No

Apx Above Grade SqFt: 1246 **Apx Below Grade SqFt:** 1246 **# Full Baths:** 2 **# Half Baths:** 0 **# 3/4 Baths:** 0

Avg Gas/Mo \$: 150 **Avg Water/Mo \$:** 70 **Avg Electric/Mo \$:** 100

Natural Gas Company: Wyoming Gas **Electric Company:** Rocky Mountain Power

Sewer: City **Primary Water Type:** City **Cooling Type:** None

Primary Heat: Forced Air **Primary Fuel Type:** Natural Gas

Assessment \$: 0 **HOA:** No

Irrigation Fees \$: 0 **Other \$:** 0

BldgType: Garage **BldgSize:** 484 sqft **BldgCnst:** Frame **BldgYrB:** 1950

BldgType2: Shed **BldgSz2:** 160 sqft **BldgCnst2:** Steel Frame **BldgYrB2:** 1970

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Living Room	M			B				
Kitchen	M		Laundry	B				
Bedroom	M		Utility Room	B				
Bedroom	M							
Full Bath	M							
Full Bath	B							

Additional Room Info: 2 additional bedrooms plus full bathroom in basement (no egress windows).

Inclusions: Range, refrigerator and dishwasher

Exclusions: Personal Property

Apx Irrigated Acres: 0 **Apx Deeded Acres:** 0.18 **Apx Lot SqFt:** 7840

County Tax ID: R0002263 **Taxes TBD:** Yes **Tax Year:** 2016 **Total Tax \$:** 1024.00 **Taxed w/Other Land:** No

Property Rights: Fee Simple **Parcelable:** No **Adj to Public Land:** No **River/Stream Front:** No

Covenants: No **Detailed Zoning:** Worland - Residential (R-1)

Seller Fin: No **Disclosures:** Yes

Legal Description: B: S L: 10 BOOKER ADDN.

RdAccs: Public **RdMaint:** Public **RdSrvc:** Paved (Asphalt/Concrete)

Construction: Frame **Heating Stove Type:** None
Exterior Siding: Vinyl **Fireplace Type:** Wood
Roof: Composition **Interior Features:** Breakfast Bar, Disposal, Pantry, Wood Floor
Garage/Type Stalls: Detached-2 Stalls
Exterior Features: Cable, Corner Lot, Deck, Fenced Yard, Landscaping, Natural Gas to Property, Sprinklers, Auto, Storage Building

Comments: Come take a look and you won't want to leave! Cozy home 2 bed/2 full bath, 2492+/- sqft with warm wood floors, custom cabinets and new laminate in kitchen. 2 more beds in basement, none conforming. Plenty of room for everyone including the pets! Don't miss this one, call today! This is a Short Sale and is being sold 'As is, Where is'.

Directions to Property: From S. Big Horn Avenue turn south onto 7th Street, go 4 blocks to Obie Sue. House is on the corner of 7th and Obie Sue.

Subject to 1031: No

Office Name: Running Horse Realty (#:43)

Listing Office: Running Horse Realty (#:43)

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