**MLS #: R10013392A (Active) List Price: $425,000** **39 North Ridge Drive Cody, WY 82414**

**House Design:** Bi-Level
**# Bedrooms:** 6
**Total # Baths:** 3
**Apx Year Built:** 1978
**Apx Total SqFt:** 3072
**Additional Living Units:** No
**Basement:** No

**Area:** Cody Out of Town
**Subdivision:** Grand View Ranchettes
**School District:** Park County District #6
**Mobiles Allowed:** No
**Modulars Allowed:** No

**Apx Above Grade SqFt:** 1536 **Apx Below Grade SqFt:** 1536 **# Full Baths:** 2 **# Half Baths:** 0 **# 3/4 Baths:** 1
**Natural Gas Company:** Black Hills Energy **Electric Company:** Rocky Mountain Power
**Sewer:** Septic Tank **Primary Water Type:** Northwest Rural **Cooling Type:** None
**Primary Heat:** Radiant **Secondary Heat:** Fireplace **Primary Fuel Type:** Natural Gas **Secondary Fuel Type:** Wood
**Assessment $:** 0 **HOA:** No
**Irrigation Fees $:** 160.02 **Irrigation Company:** Heart Mountain Irrigation **Other $:** 0
**BldgType:** Barn **BldgSize:** 1296 **BldgCnst:** Frame **BldgYrB:** 1994 **BldgDesc:** 4 stall horse/tack
**BldgType2:** Shop **BldgSz2:** 1350 **BldgCnst2:** Frame **BldgYrB2:** 2001 **BldgDsc2:** Shop
**BldgType3:** Hay Shed **BldgSz3:** 540 **BldgCnst3:** Frame **BldgYrB3:** 1994 **BldgDsc3:** Hay Shed

| Room Type | Level | Sz/Desc | Room Type | Level | Sz/Desc | Room Type | Level | Sz/Desc |
|---|---|---|---|---|---|---|---|---|
| Living Room | Main | | Bedroom | Main | | 3/4 Bath | | Lower LVL |
| Kitchen | Main | | Master Bedroom | | Lower LVL | Bedroom | | Lower LVL |
| Dining Room | Main | | Full Bath | | Lower LVL | Bedroom | | Lower LVL |
| Master Bedroom | Main | | Den | | Lower LVL | Bedroom | | Lower LVL |
| Full Bath | Main | | Utility Room | | Lower LVL | | | |
| Office | Main | or bedroom | | | | | | |

**Additional Room Info:** Vaulted ceilings with beams, lots of windows to enjoy beautiful Mountain Views. Rock fire place runs through Lower Level and Main Level for maximum heat! Radiant Base board heat with on demand hot water. Extra bedroom/office option. Tons of Storage!
**Inclusions:** Washer/dryer, kitchen appliances, stock panels, irrigation sprinkler/hose, automatic waterer
**Exclusions:** Sellers Personal Property
**Apx Irrigated Acres:** 4.35 **Apx Deeded Acres:** 4.35 **Apx Lot SqFt:** 189486
**Taxes TBD:** Yes **Tax Year:** 2017 **Total Tax $:** 2502.92 **Taxed w/Other Land:** No
**Property Rights:** Fee Simple **Parcelable:** No **Adj to Public Land:** Yes **River/Stream Front:** No
**Covenants:** Yes **Detailed Zoning:** Cody Rural Res Dist (RR)
**Seller Fin:** No **Disclosures:** Yes
**Legal Description:** Grand View Ranchettes Lot 3 Block 1 (4.35 AC) as per county records
**RdAccs:** Public **RdMaint:** Public **RdSrfc:** Paved (Asphalt/Concrete)

**Construction:** Frame
**Exterior Siding:** Wood
**Roof:** Shingle
**Garage/Type Stalls:** Detached-2 Stalls
**Exterior Features:** Acreage Fenced, Adj to BLM, Adj to State Land, Barn, Chain Link Fence, Corrals, Covered Deck, Covered Patio, Cul-de-Sac, Deck, Fenced Yard, Flat Terrain, Horse Property, Irrigated, Landscaping, Loafing Shed, Mountain View, Natural Gas to Property, Patio, Porch, Production Ground, RV Parking, Shop, Storage Building

**Heating Stove Type:** Gas, Wood
**Fireplace Type:** Gas, Wood
**Interior Features:** Ceiling Fan(s), Disposal, Garage Door Opener, Mud Room, Pantry, Porch, Satellite Dish, Tile Floor, Vaulted Ceiling(s), Walk-in Closet(s), Wood Floor

**Comments:** Inviting Horse Property that borders 640+/- acres of State Land! This BI-LVL home includes a 6 Bed/ 3 bath w/ office/bedroom option! 3072+/- SqFt. on 4.35+/- irrigated acres.Vaulted beam ceilings with Large windows to enjoy mountain views! 4 stall horse barn w/ tack room, detached 2 car garage, heated shop, covered hay shed, & pipe corrals. 2 fenced irrigated pastures & 100'x250' outdoor arena!
**Directions to Property:** North on Hi way 120 to 2ab out of Cody , east on 2ab to North Ridge Drive, turn north to 39 N. Ridge Drive. See Realty Sign
**Subject to 1031:** No
**Office Name:** Running Horse Realty (#:43)

**Listing Office:** Running Horse Realty (#:43)

These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.

MLS #: R10013392A