

MLS #: R10017851A (Active) List Price: \$749,000

253 Lane 9 Powell, WY 82435



Levels: One
Bedrooms: 3
Total # Baths: 3
Apx Year Built: 2007
Apx Total SqFt: 3350
Additional Living Units: No
Basement: No

Area: Powell Out of Town
Subdivision: None
School District: Park County
District #1
Apx Miles from Town: 8
Mobiles Allowed: No
Modulars Allowed: Yes

Apx Above Grade SqFt: 3350 Apx Below Grade SqFt: 0 # Full Baths: 2 # Half Baths: 0 # 3/4 Baths: 1
Natural Gas Company: Mon-Dak Utilities Electric Company: Garland Light/Power
Sewer: Septic Tank Primary Water Type: Well Cooling Type: Central Air
Primary Heat: Forced Air Secondary Heat: Fireplace Primary Fuel Type: Natural Gas Secondary Fuel Type: Natural Gas
HOA: No Annual HOA Cost: 0.00
Irrigation: Yes Irrigation Fees \$: 185.83 Irrigation Company: Shoshone
BldgType: workshop BldgSize: 650+/-sq BldgYrB: 2016

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Family Room	Main		Full Bath	Main		3/4 Bath	Main	
Kitchen	Main		Den	Main				
Dining Room	Main		Bedroom	Main				
Living Room	Main		Full Bath	Main				
Laundry	Main		Bedroom	Main				
Master Bedroom	Main							

Inclusions: 2 refrigerators, cook top, dishwasher, microwave, built in ovens, shelving and 2 cabinets in garage
Exclusions: washer/dryer, 2 white freezers in garage, sellers personal property, kennel, chicken coop/run
Apx Irrigated Acres: 2.33 Apx Deeded Acres: 2.34 Apx Lot SqFt: 101930.00
County Tax ID: R0022364 and R002238 Taxes TBD: Yes Tax Year: 2022 Total Tax \$: 2864.88 Taxed w/Other Land: Yes
Property Rights: Fee Simple Adj to Public Land: No River/Stream Front: No
Covenants: No Detailed Zoning: Park Co - Powell (GR-P)
Disclosures: Yes
Legal Description: See documents

Construction: Frame Heating Stove Type: None
Exterior Siding: Aluminum Siding Fireplace Type: Gas
Roof: Composition Interior Features: Breakfast Bar, Breakfast Nook, Ceiling Fan(s), Garage Door Opener, Handicap Access, Mud Room, Pantry, Tile Floor, Walk-in Closet(s)
Garage/Type Stalls: 3 Stalls, Attached, RV Access/Parking Appliances: Disposal, Water Softener Owned
Exterior Features: Dirt Ditches, Garden, Horse Property, Irrigated, Landscaping, Natural Gas to Property, Outbuilding(s), Sprinklers, Storage Lot Features: Level
Patio/Deck/Porch: Deck, Patio, Porch Views: Mountain(s)

Comments: Beautiful 3 bed/3bath, 3350+/-sqft on 2.34+/- acres w/2.33+/- irrigated acres. Many updates + addition! Master bedroom has 2 big walk-in closets, open floor plan, custom kitchen cabinets, all stainless steel appliances, walk-in pantry, breakfast nook, concrete countertops. Tile floors throughout home, 2 gas fireplaces, den could be converted to additional bedroom, 2 gas water heaters, water softener, handicap accessible doors, hallways, outlets and toilets. Mud room, heated 3 car garage, 1040+/-sqft. 25'x26' quonset hut. RV hookups, No known covenants! Quiet, front and back decks for Beautiful Mountain Views!

Directions to Property: Take Hwy 14A out of Powell east to Garland, take a right on Road 4. Continue on Road 4 heading south. Road 4 becomes Lane 9. Take Lane 9 east to #253. Home is red and on left hand side of Lane 9.
Subject to 1031: No
Office Name: Running Horse Realty (#:43)
Listing Office: Running Horse Realty (#:43)

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