

LISTING DETAIL

Address **301 W Chugwater Street**
 Asking Price **\$159,900**
 Class **RESIDENTIAL**
 Type **Single Family**
 Area **PLATTE COUNTY**
 City **Guernsey**
 State **WY**
 Zip **82214**

Eldon Garver
 Wyoming West Realty
 Work: (307) 836-2222
 40 S Wyoming Street
 Guernsey WY 82214
 wyomingwestrealty@wyoming.com

GENERAL

# of Bedrooms	3	Bedroom 2 Size	9x12	Bedroom 3 Size	9x12
# of Baths	1.5	Below Grade Sq Ft	1620	Bedroom 3 Level	Entry
Style	Ranch	Dining Room Size	9x13	Bedroom 4 Size	
Garage Capacity	Two	Extra Room Size	23x17	Bedroom 4 Level	N/A
Basement	Yes	Family Room Size	12x17	Bedroom 5 Size	
Legal	Town of Guernsey, West Subdivision, S75' of Block N	Garage Type	Attached Garage	Bedroom 5 Level	N/A
		Kitchen Size	14x17	Xtr Sz	23x17
		Living Room Size	14x17	Xtr Lvl	Below Grade
Number of Acres		Lot Size SQ FT Range	10001 to 15000 SQ FT	M Lvl Ba	
Subdivision	NO SUBDIVISION	Master Bedroom Size	12x14	U Lvl Ba	
Year Built	1976	Total Sq Ft	3240	L Lvl Ba	
Zoning	R1			B Lvl Ba	
Lot SqFt/Dimensions	75x140				

Listing Office: Wyoming West Realty

FEATURES

HEATING	Hot Water Gas, Solar	FLOOR COVERING	Wall to Wall Carpet	SPRINKLER	Automatic
COOLING	Central Air	PATIO/DECK	Deck	SEWER	City
ELECTRIC	City	LAUNDRY	Main Level	WATER	City
EXTERIOR	Vinyl	INTERIOR	Garage Door Openers, Walk In Closets, Water Softener, Window Curtains, Curtain Rod(s)	EXTERIOR EXTRAS	Storage Shed
ROOF	Composition	EXTRAS		SITE FEATURES	Corner Lot
APPLIANCES	Dishwasher, Range/Oven, Refrigerator, Freezer				

FINANCIAL

Taxes	383	Terms	Cash at closing
Tax Year	2009	Listing Documents	BD, LBP
HOA (Y/N)	No	Covenants	None
HOA Fee		Exclusions	
Flood Insurance	n/a		

REMARKS

Remarkable, well kept home in great location!! 3 bedrooms, 1 1/2 baths with laundry on the main level! Large eat-in kitchen and separate dining area! Large garden area with storage shed in yard. Pool table will stay with the home! Great for the first time home buyer or retiree.

This information is deemed reliable, but not guaranteed.