

CUSTOM DETAIL BROCHURE



Address **760 S Kansas Avenue**
 Asking Price **\$259,900**
 Class **RESIDENTIAL**
 Type **Single Family**
 Area **PLATTE COUNTY**
 City **Guernsey**
 State **WY**
 Zip **82214**

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GENERAL

Style	Ranch	Living Room Size		Bedroom 3 Size	
Beds	4	Living Room Level	Entry	Bedroom 3 Level	Entry
Baths	3.00	Dining Room Size		Bedroom 4 Size	
Gar Cap	Two	Dining Room Level	Entry	Bedroom 4 Level	Below Grade
Garage Type	Attached Garage	Family Room Size		Bedroom 5 Size	
Abv Gr SF	1,518	Family Room Level	Below Grade	Bedroom 5 Level	N/A
Blw Gr SF	1,518	Breakfast Nook Size		Xtr Sz	
Sq Feet	3036	Breakfast Nook Level	Entry	Xtr Lvl	Below Grade
Subdivision	NO SUBDIVISION	Kitchen Size		M Lvl Ba	
Year Built	2013	Kitchen Level	Entry	U Lvl Ba	
Lot SqFt	7800	Den Size		L Lvl Ba	
Zoning	R1	Den Level	N/A	B Lvl Ba	
Basement	Yes	Master Bedroom Size			
		Master Bedroom Level	Entry		
		Bedroom 2 Size			
		Bedroom 2 Level	Entry		

Listing Office: Wyoming West Realty

FEATURES

HEATING	Forced Air Gas	FIREPLACE	One	SPRINKLER	Automatic
COOLING	Central Air	FLOOR COVERING	Wall to Wall Carpet	LANDSCAPE	Front/Back
ELECTRIC	City	PATIO/DECK	Patio	FENCE	Chain Link
EXTERIOR	Vinyl	LAUNDRY	Entry Level	SEWER	City
ROOF	Composition	INTERIOR EXTRAS	Walk In Closets	WATER	City
APPLIANCES	Dishwasher, Range/Oven, Refrigerator			EXTERIOR EXTRAS	Storage Shed

FINANCIAL

Taxes	\$1,520	Terms	Cash, New loan
Tax Year	2015	Listing Documents	BD
HOA (Y/N)	No	Covenants	
HOA Fee		Exclusions	
Flood Insurance	n/a		

REMARKS

Near new home with many upgrades! Granite counters, hardwood floors, composite deck, fenced back yard, automatic sprinkler stem, wet bar, tons of storage, large walk in closets and more!

This information is deemed reliable, but not guaranteed.