

CUSTOM DETAIL BROCHURE



Address **307 S Wyoming Avenue**
 Asking Price **\$159,900**
 Class **RESIDENTIAL**
 Type **Single Family**
 Area **PLATTE COUNTY**
 City **Guernsey**
 State **WY**
 Zip **82214**

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GENERAL

Style	Bungalow	Living Room Size	26x15	Bedroom 3 Size	
Beds	2	Living Room Level	Entry	Bedroom 3 Level	N/A
Baths	1	Dining Room Size		Bedroom 4 Size	
Gar Cap	Two	Dining Room Level	Entry	Bedroom 4 Level	N/A
Garage Type	Detached Garage	Family Room Size	12x19	Bedroom 5 Size	
Abv Gr SF	1,563	Family Room Level	Entry	Bedroom 5 Level	N/A
Blw Gr SF	567	Breakfast Nook Size		Xtr Sz	
Sq Feet	2130	Breakfast Nook Level	N/A	Xtr Lvl	N/A
Subdivision	NO SUBDIVISION	Kitchen Size	10x12	M Lvl Ba	
Year Built	1910	Kitchen Level	Entry	U Lvl Ba	
Lot SqFt	5250	Den Size		L Lvl Ba	
Zoning	R1	Den Level	N/A	B Lvl Ba	
Basement	Yes	Master Bedroom Size	9x10		
		Master Bedroom Level	Entry		
		Bedroom 2 Size	9x10		
		Bedroom 2 Level	Entry		

Listing Office: Wyoming West Realty

FEATURES

HEATING	Floor Gas	FIREPLACE	Two, Gas	LANDSCAPE	Front/Back
COOLING	None	FLOOR COVERING	Wood/Hardwood	SEWER	City
ELECTRIC	City	PATIO/DECK	Covered Patio	WATER	City
EXTERIOR	Stucco	LAUNDRY	Basement	EXTERIOR EXTRAS	Storage Shed
ROOF	Composition	INTERIOR EXTRAS	Garage Door Openers	SITE FEATURES	Corner Lot
APPLIANCES	Dishwasher, Range/Oven, Refrigerator				

FINANCIAL

Taxes	\$722	Terms	Cash, New loan
Tax Year	2015	Listing Documents	BD, LBP
HOA (Y/N)	No	Covenants	
HOA Fee		Exclusions	
Flood Insurance	None		

REMARKS

MOTIVATED SELLERS!!Charming 2 bedroom home that has been fully remodeled in 2001. Two gas fireplaces, beautiful hardwood floors and woodwork throughout, built in linen closet and bookcase, insulated curtains and stainless steel appliances. Original garage was converted into additional living space which could be a 3rd bedroom. 24x24 oversized, heated, 2 1/2 car garage with drywall interior. Loft above garage for storage. Additional shed for more storage. This home has tons of history and

This information is deemed reliable, but not guaranteed.