

**CUSTOM DETAIL BROCHURE**



Address **201 S Kansas Avenue**  
 Asking **\$39,000**  
 Price  
 Class **RESIDENTIAL**  
 Type **Mobile / Manufactured**  
 Area **PLATTE COUNTY**  
 City **Guernsey**  
 State **WY**  
 Zip **82214**

Jodi Garver  
 Wyoming West Realty  
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**GENERAL**

Style	<b>Mobile Home</b>	Living Room Size		Bedroom 3 Size	
Beds	<b>3</b>	Living Room Level	<b>Entry</b>	Bedroom 3 Level	<b>Entry</b>
Baths	<b>2.0</b>	Dining Room Size		Bedroom 4 Size	
Gar Cap	<b>Two</b>	Dining Room Level	<b>N/A</b>	Bedroom 4 Level	<b>N/A</b>
Garage Type	<b>Detached Carport</b>	Family Room Size		Bedroom 5 Size	
Abv Gr SF	<b>1,152</b>	Family Room Level	<b>N/A</b>	Bedroom 5 Level	<b>N/A</b>
Blw Gr SF	<b>0</b>	Breakfast Nook Size		Xtr Sz	
Sq Feet	<b>1152</b>	Breakfast Nook Level	<b>N/A</b>	Xtr Lvl	<b>N/A</b>
Subdivision	<b>NO SUBDIVISION</b>	Kitchen Size		M Lvl Ba	
Year Built	<b>1973</b>	Kitchen Level	<b>Entry</b>	U Lvl Ba	
Lot SqFt	<b>11250</b>	Den Size		L Lvl Ba	
Zoning	<b>R2</b>	Den Level	<b>N/A</b>	B Lvl Ba	
Basement	<b>No</b>	Master Bedroom Size			
		Master Bedroom Level	<b>Entry</b>		
		Bedroom 2 Size			
		Bedroom 2 Level	<b>Entry</b>		

Listing Office: Wyoming West Realty

**FEATURES**

HEATING	<b>Forced Air Gas</b>	FLOOR COVERING	<b>Vinyl, Carpet</b>	SEWER	<b>City</b>
COOLING	<b>None</b>	LAUNDRY	<b>Entry Level</b>	WATER	<b>City</b>
ELECTRIC	<b>City</b>			SITE FEATURES	<b>Corner Lot</b>
EXTERIOR	<b>Vinyl</b>				
ROOF	<b>Composition</b>				

**FINANCIAL**

Taxes	<b>\$197</b>	Terms	<b>Cash</b>
Tax Year	<b>2016</b>	Listing Documents	<b>BD, LBP</b>
HOA (Y/N)	<b>No</b>	Covenants	
HOA Fee		Exclusions	
Flood Insurance	<b>n/a</b>		

**REMARKS**

3 Bedroom, 2 bath home with 2 car carport. Home is being sold in "as is" condition.

This information is deemed reliable, but not guaranteed.