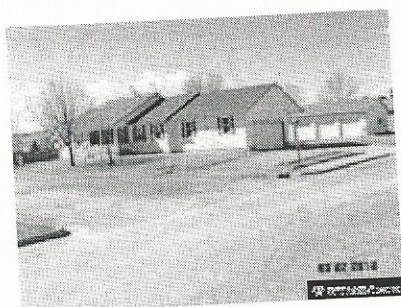


**CUSTOM DETAIL BROCHURE**



Address **723 Haynes Street**  
 Asking Price **\$290,000**  
 Class **RESIDENTIAL**  
 Type **Single Family**  
 Area **PLATTE COUNTY**  
 City **Guernsey**  
 State **WY**  
 Zip **82214**  
 MLS # **20166425**  
 Status **NEW**

Jodi Garver  
 Wyoming West Realty  
 Main: 307-836-2222  
 40 S Wyoming Street  
 Guernsey WY 82214  
 jgarver@wyoming.com  
 www.wyomingwestrealty.com

**GENERAL**

Style	Ranch	Living Room Size	15x20	Bedroom 3 Size	11x12
Beds	3	Living Room Level	Entry	Bedroom 3 Level	Entry
Baths	2.75	Dining Room Size	12x15	Bedroom 4 Size	
Gar Cap	Five or More	Dining Room Level	Entry	Bedroom 4 Level	N/A
Garage Type	Other-See Remarks	Family Room Size		Bedroom 5 Size	
Abv Gr SF	1,660	Family Room Level	N/A	Bedroom 5 Level	N/A
Blw Gr SF	1,500	Breakfast Nook Size	9x10	Xtr Sz	12x14
Sq Feet	3160	Breakfast Nook Level	Entry	Xtr Lvl	Entry
Subdivision	NO SUBDIVISION	Kitchen Size	9x10	M Lvl Ba	
Year Built	1997	Kitchen Level	Entry	U Lvl Ba	
Lot SqFt	16713	Den Size		L Lvl Ba	
Zoning	R1	Den Level	N/A	B Lvl Ba	
Basement	Yes	Master Bedroom Size	14x15		
		Master Bedroom Level	Entry		
		Bedroom 2 Size	11x12		
		Bedroom 2 Level	Entry		

Listing Office: Wyoming West Realty

**FEATURES**

HEATING	Hot Water Gas	FIREPLACE	Gas	SPRINKLER	Automatic
COOLING	Other	FLOOR	Tile, Laminate	LANDSCAPE	Front/Back
ELECTRIC	City	COVERING	Flooring, Carpet	SEWER	City
EXTERIOR	Vinyl	PATIO/DECK	Covered Patio, Covered Porch	WATER	City
ROOF	Composition		Entry Level	EXTERIOR EXTRAS	Space for RV
APPLIANCES	Dishwasher, Range/Oven, Refrigerator	LAUNDRY	Walk In Closets	SITE FEATURES	Parking
		INTERIOR			Corner Lot
		EXTRAS			

**FINANCIAL**

Taxes	\$1,670	Terms	Cash, New loan
Tax Year	2016	Listing Documents	BD, SPD
HOA (Y/N)	No	Covenants	Current
HOA Fee		Exclusions	
Flood Insurance	n/a		

**REMARKS**

Beautiful 3 bedroom, 3 bath home with full unfinished basement situated on large corner lot near the North Platte River. Plenty of space for all your toys with the attached two car garage and additional detached 3 car garage.

This information is deemed reliable, but not guaranteed.