

**CUSTOM DETAIL BROCHURE**

Address **550 W Wheatland Street**  
 List Price **\$199,000**  
 Class **RESIDENTIAL**  
 Type **Single Family**  
 Area **PLATTE COUNTY**  
 City **Guernsey**  
 State **WY**  
 Zip **82214**  
 MLS # **20204813**

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**GENERAL**

Style	<b>Ranch</b>	Living Room Size	<b>26x11</b>	Bedroom 3 Size	<b>9x10</b>
Beds	<b>4</b>	Living Room Level	<b>Entry/Main</b>	Bedroom 3 Level	<b>Entry/Main</b>
Baths	<b>1</b>	Dining Room Size		Bedroom 4 Size	<b>13x10</b>
Gar Cap	<b>One</b>	Dining Room Level	<b>Entry/Main</b>	Bedroom 4 Level	<b>Entry/Main</b>
Garage Type	<b>Detached Garage</b>	Family Room Size		Bedroom 5 Size	
Abv Gr SF	<b>1,596</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>1596</b>	Breakfast Nook Level	<b>N/A</b>	Xtr Lvl	<b>N/A</b>
Subdivision	<b>NO SUBDIVISION</b>	Kitchen Size	<b>14x19</b>	M Lvl Ba	<b>1</b>
Year Built	<b>1940</b>	Kitchen Level	<b>Entry/Main</b>	U Lvl Ba	<b>0</b>
Lot SqFt	<b>34500</b>	Den Size		B Lvl Ba	<b>0</b>
Zoning	<b>R1</b>	Den Level	<b>N/A</b>		
Basement	<b>No</b>	Master Bedroom Size	<b>11x10</b>		
		Master Bedroom Level	<b>Entry/Main</b>		
		Bedroom 2 Size	<b>10x10</b>		
		Bedroom 2 Level	<b>Entry/Main</b>		

Listing Office: Wyoming West Realty

**FEATURES**

HEATING	<b>Wall Gas</b>	FIREPLACE	<b>One, Wood</b>	SPRINKLER	<b>Automatic</b>
COOLING	<b>A/C Window Unit</b>	FLOOR COVERING	<b>Tile, Vinyl, Carpet</b>	LANDSCAPE	<b>Front/Back</b>
ELECTRIC	<b>City</b>	LAUNDRY	<b>Entry Level</b>	FENCE	<b>Chain Link, Cedar</b>
EXTERIOR	<b>Steel</b>	INTERIOR EXTRAS	<b>Water Softener</b>	SEWER	<b>City</b>
ROOF	<b>Metal</b>			WATER	<b>City</b>
APPLIANCES	<b>Dishwasher, Microwave, Range/Oven, Refrigerator, Washer, Dryer</b>			EXTERIOR EXTRAS	<b>Space for RV Parking</b>

**FINANCIAL**

Taxes	<b>\$1,207</b>	Terms	<b>Cash, New loan</b>
Tax Year	<b>2020</b>	Listing Documents	
HOA (Y/N)	<b>No</b>	Covenants	
HOA Fee		Exclusions	
Flood Insurance	<b>n/a</b>		

**REMARKS**

One of a kind property on 3/4 of an acre lot in Guernsey! 4 bd, 1 bath home, amazing kitchen with large island that is plumbed for sink. High ceilings with windows brings in plenty of natural light. Detached oversized garage, amazing garden with monarch waystation, fully fenced front yard, sprinkler system, beautifully landscaped, cedar fence surrounding property and more! This is a must see home! Visit [www.wyomingwestrealty.com](http://www.wyomingwestrealty.com) for more pictures and video. Call 307-836-2222 for a showing today!

This information is deemed reliable, but not guaranteed.