

CUSTOM DETAIL BROCHURE

Address **277 Whalen Canyon Road**
 List Price **\$320,000**
 Class **RESIDENTIAL**
 Type **Single Family-Rural**
 Area **PLATTE COUNTY**
 City **Guernsey**
 State **WY**
 Zip **82214**
 MLS # **20204896**

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GENERAL

Style	Cabin	Living Room Size		Bedroom 3 Size	
Beds	2	Living Room Level	Entry/Main	Bedroom 3 Level	N/A
Baths	2.0	Dining Room Size		Bedroom 4 Size	
Gar Cap	Two	Dining Room Level	N/A	Bedroom 4 Level	N/A
Garage Type	Detached Garage	Family Room Size		Bedroom 5 Size	
Abv Gr SF	844	Family Room Level	Below Grade	Bedroom 5 Level	N/A
Blw Gr SF	456	Breakfast Nook Size		Xtr Sz	
Sq Feet	1300	Breakfast Nook Level	Entry/Main	Xtr Lvl	Entry/Main
Subdivision	NO SUBDIVISION	Kitchen Size		M Lvl Ba	1
Year Built	1945	Kitchen Level	Entry/Main	U Lvl Ba	0
Lot SqFt	79.14	Den Size		B Lvl Ba	1
Zoning	Agricultural	Den Level	N/A		
Basement	Yes	Master Bedroom Size			
		Master Bedroom Level	Entry/Main		
		Bedroom 2 Size			
		Bedroom 2 Level	Entry/Main		

Listing Office: Wyoming West Realty

FEATURES

HEATING	Electric	FIREPLACE	Free Standing, Gas	SEWER	Septic
COOLING	A/C Wall Unit	FLOOR	Tile, Wood/Hardwood,	WATER	Private Well
ELECTRIC	Rural Electric	COVERING	Vinyl	EXTERIOR	Horses Allowed,
EXTERIOR	Log	PATIO/DECK	Wrap Around	EXTRAS	Space for RV Parking
ROOF	Metal	LAUNDRY	Basement	SITE	Mountain View
APPLIANCES	Dishwasher, Microwave, Range/Oven, Refrigerator	INTERIOR	Garage Door Openers,	FEATURES	
		EXTRAS	Walk In Closets		

FINANCIAL

Taxes	\$625	Terms	Cash, New loan
Tax Year	2020	Listing Documents	BD, LBP
HOA (Y/N)	No	Covenants	
HOA Fee		Exclusions	
Flood Insurance	No		

REMARKS

Modern cabin situated on almost 80 acres with awesome views of the haystack mountains just north of Guernsey. 2 bedroom, 2 bath home with extra room for office. Wrap around deck, spiral staircase leads to the walk out basement. Beautiful eat-in kitchen with self close drawers and pantry. Master suite has walk in closet, jetted tub, large step in tile shower with river rock floor. Detached oversized 2 car garage with extra storage, garage door openers and work bench. Don't miss out on this rare

This information is deemed reliable, but not guaranteed.