

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	N/A	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 COVERING	Tile, Wood/Hardwood, Vinyl	WATER	Private Well
ELECTRIC	Rural Electric	PATIO/DECK	Wrap Around	EXTERIOR EXTRAS	Horses Allowed, Space for RV Parking
EXTERIOR ROOF	Log Metal	LAUNDRY INTERIOR EXTRAS	Basement Garage Door Openers, Walk In Closets	SITE FEATURES	Mountain View
APPLIANCES	Dishwasher, Microwave, Range/Oven, Refrigerator				

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.