



4 Cedar Lane, Sheridan, WY 82801		09-724 Residential Active <b>\$265,000</b>							
		<i>Provided as a courtesy of</i> <b>Kathy Wood</b> ERA Carroll Realty, Co., Inc. 306 N. Main Street Sheridan, WY 82801 Office - (307) 672-8911 Cell phone - (307) 751-3203 <a href="mailto:kathy@eracrc.com">kathy@eracrc.com</a> <a href="http://www.homeinfo247.com">http://www.homeinfo247.com</a>							
									
<b>Agent Owned:</b>	N	<b>Sign on Property:</b>	Y						
<b>Old List Number:</b>		<b>Acres:</b>	2						
<b>Elem Sch:</b>	School District #2	<b>JH/Mdl Sch:</b>	School District #2						
<b>Style:</b>	Ranch	<b>Type:</b>	Stick Built						
<b>Total Bdrms:</b>	3	<b>Total Baths:</b>	3						
<b>Main SqFt:</b>	1,120	<b>Below Grade Sq Ft:</b>	1,120						
<b>Total Finished Sq Ft:</b>	2,128	<b>Included:</b>	Range, refrigerator and dishwasher						
<b>Section:</b>		<b>Township:</b>							
<b>Frontage Ft:</b>		<b>Depth Ft:</b>							
<b>Mls Area:</b>	County	<b>Zoning:</b>	Urban Residential						
<b>Tax Yr:</b>	2008	<b>Range:</b>							
		<b>Subdivision:</b>	Rocky Hills						
		<b>Total Taxes:</b>	1,629.78						
<b>Garage Type:</b>	Attached	<b>Garage Stalls:</b>	4						
<b>Legal Description:</b> Tract 2, Rocky Hills 2nd Subdivision									
<b>Directions:</b> Take E. Brundage Ln. approx. 1 mile east of I90, turn left on to Peno Rd. (Cnty Rd. 139), turn left on Cedar Ln. House is on the corner of Rocky Rd. & Cedar Ln.									
<b>Public Comments:</b> Cedar home inside and out with 1,530 sq. ft. garage/shop. Beautiful mountain views with country living on edge of town. Exterior is cedar.									
<b>Garages:</b> Garage 1 Type: Attached; Garage 1 Stalls: 4; Garage 1 Sq Ft: 1530 <b>Water Type:</b> Public Water <b>Sewer Type:</b> Septic <b>Fuel Type:</b> Natural Gas <b>Rights:</b> Mineral Rights: No; Water Rights: No <b>Basement:</b> Finished Basement %: 90; Full <b>Exterior:</b> Other <b>Roof Type:</b> Composite Asphalt		<b>Fireplace Type:</b> # of Fireplaces: 2; Gas Stove; Wood <b>AC Type:</b> Central Air <b>Heat Type:</b> Gas Forced Air; Stove <b>Avg Utilities:</b> Avg Utilities: 230 <b>Occupancy:</b> Vacant; Ownership; Single Family <b>Driveway:</b> Gravel <b>Amenities:</b> Ceiling Fan(s); Garage Opener(s); Pantry; Satellite Dish; Shop; Deck; Foyer							
<b>Property Features:</b> Electricity; Garden; Mountain View; Partially Fenced; RV Parking; Telephone <b>Fee/Assessments:</b> Assessments: No; HOA Fee: No; SID: No <b>Acceptable Financing:</b> Cash; Conventional <b>Existing Financing:</b> None <b>Closing Company Fees:</b> Closing Company Fee: 50/50 <b>Disclosures:</b> Appraisal: No; Flood/Insurance: Not Verified; Home Warranty: No; Inspection (s): No; Lead Base Paint: Yes; Possession Info: Closing; Property Condition: Yes; Right of Way: No; Survey: No <b>Showing Instructions:</b> Confirm Appt Only									
<b>Room Name</b>	<b>Room Level</b>	<b>Length</b>	<b>Width</b>	<b>Room Remarks</b>	<b>Room Name</b>	<b>Room Level</b>	<b>Length</b>	<b>Width</b>	<b>Room Remarks</b>
Foyer	M	4	4		Master Bedroom	M	12	11	
Living Room	M	15	15	fireplace, vaulted, tongue & groove	Master Bath	M	8	5	3/4 bath
Dining Area	M	9	8		3/4 Bath	B	16	9	laundry/mechanical
Bonus Room	M	7	6	pantry, access to yard	Family Room	B	19	16	gas stove
Full Bath	M	10	6		Bonus Room	B	16	22	storage
Bedroom 2	M	12	8		Bonus Room	B	11	12	storage
Bedroom 3	M	12	10		Kitchen	M	9	8	
<b>List Price:</b>	265,000								

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Prepared by Kathy Wood on Thursday, September 24, 2009 3:43 PM

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