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Volume 38 | Number 3

MARCH 2020

# REAL ESTATE GUIDE

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**REAL ESTATE GUIDE**

ON THE COVER...



**RE/MAX**  
capitol properties

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Published monthly by

**TRADER'S**  
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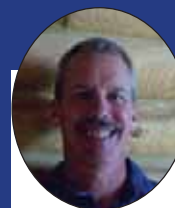
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Mike Hutton  
Sales Associate  
630-2735



Max Minnick  
Broker Associate  
421-4906



Brandie Cook  
Sales Associate  
575-3412



102 E. Pershing Blvd.  
\$229,000

Don't miss this adorable all brick home with hardwood floors & a formal dining room. The basement is partially finished to include a family room, 3rd bedroom & a ½ bath. There is a fenced backyard & a 1-car garage with alley access for parking.

Max Minnick • 421-4906 #77070



5421 Atlantic Dr. • \$285,000

Updates galore in this adorable Sun Valley home. It features an updated kitchen, fresh paint, new engineered hardwood flooring, central air, updated baths, a huge yard that includes a bonus work room off of the large deck and plus an extra garage. This home is move-in ready.

Sarah Smith • 321-872-4158 #77419



94 Ramshorn Rd. • \$555,000  
Buford, WY

Beautiful views with year-round spring on property. Perfect site for your rustic retreat. Almost 150 acres just south of Ames Monument. Enjoy wildlife, fresh air and privacy.

Holly Allison • 631-1876 #76533

New Listing



5420 Hamilton Ave. • \$295,000

North location just what you are looking for, 2-story almost all brick, finished basement with an amazing fenced backyard along with a kennel area for dog lovers. Alley access to the 3-car detached garage with tons of storage. Newer Gill windows, appliances, extra insulation and a 50-year roof. Two large bedrooms upstairs with a private 3rd bedroom downstairs with a large family room. Walking distance to Mylar park, greenway and schools. Close to FE Warren and shopping.

Dana Diekroeger • 421-7593 #77327

New Listing



122 E. Pershing Blvd. • \$310,000

Captivating craftsman home in Central Cheyenne! Its architectural character is aesthetically pleasing and good for the soul. Archways from room to room and a coffered ceiling in the formal dining area adds a touch of luxury. Cozy up to a warm wood-burning fireplace or enjoy Pando Park and the sunset from your covered front porch. Look no further, the charm and comfort you've been waiting for in a home is right here. Home warranty is being offered with a full price offer. Welcome home!

Asha Bean • 286-0269 #77331

Price Reduced



1888 Century Rd. • \$269,000

Close-in rural property with well-established trees. Two car attached garage. Great investment opportunity! Property is being sold AS IS.

Max Minnick • 421-4906 #77179



1837 Andover Dr. • \$265,000

Solid brick rancher northeast of Cheyenne & close to junior & senior high schools. Hardwood floors, wood burning fireplace in family room, eat-in kitchen with access to the large backyard. Two car garage, fenced backyard with alley access. Basement is finished with huge master suite, walk-in closet & master bathroom. Another bedroom & laundry are downstairs as well along with endless storage. Fresh new paint throughout the interior.

Dana Diekroeger • 421-7593 #77117

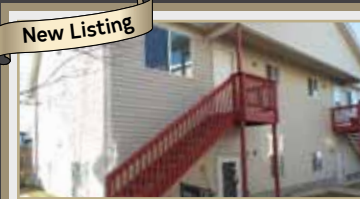


1776 E. Mule Trail • \$463,000

Beautiful log home in Spring Creek with 3 covered porches and a 3-car attached garage! Open floor plan with a spacious living room, gorgeous kitchen and large dining room! Main floor master with a 5-piece bath. The upper level features 2 more bedrooms, 1 bath and a loft. The partially finished basement has a large family room. For more info visit [homepath.com](http://homepath.com).

Max Minnick • 421-4906 #76713

New Listing



216 Country West Rd. #A  
\$119,000

Nice 3 bedroom, 2 bath condo with detached garage - this is one of the units with air conditioning! Would make a great investment property.

Judy Edgar • 631-1126 #77335



52 Six Bar E Rd. • \$325,000  
Centennial, WY

Views in every direction. This home is located outside of Centennial Wyoming. Features single level living, large master with ensuite, oversized 2-car garage with a separate workshop with bonus living space above including a large rec room and 3rd bedroom. Wildlife frequent to the property: deer, elk and moose. The only view better than the sunrise over the trees is the sunset over Centennial Ridge.

Max Minnick • 421-4906 #76657

Price Reduced



1312 S. Avenue C • \$166,500

Well-appointed cottage style home on ½ acre county lot with all the conveniences of town. This home features updated windows, central A/C, gas fireplace and an oversized 2-car heated garage for all those project lovers! Could easily add a 3rd bedroom in the family room with just 1 wall; closet is already there. Tons of extra storage in the garage attic. Beautiful mature landscaping.

Max Minnick • 421-4906 #77107



Price Reduced

**6600 Big Sky Trl. • \$665,000**

A 2001 custom built home, with mature landscaping and endless views to the west. White columns, vaulted and tray ceilings and lots of large windows throughout the home highlight the spacious rooms. Formal and informal dining, and a cook's delight kitchen with maple cabinets and stainless steel. Basement is finished with a media/family room, surround sound, game room, wet bar and three additional bedrooms along with ample storage. Perfect for entertaining.

**Dana Diekroeger • 421-7593 #76444**

New Listing

**204 E. 4th Ave. • \$210,000**

Don't miss this cute Avenues home! The main level features a spacious living room, dining room, kitchen, 2 bedrooms & a full bath. The finished basement includes a large family room, 2 additional bedrooms & a ¾ bath. The fenced backyard has one outbuilding with an attached greenhouse. Owner and nonprofit buyers only for the first 20 days. Investor offers will be reviewed starting day 21. Buyers will be required to sign an occupancy cert.

**Max Minnick • 421-4906 #77553**

New Listing

**6349 Rue Royal • \$285,900**

Perfect North location! Corner lot, lots of new - roof, fence, siding, appliances & paint. Very open bi-level with 2 family rooms & sunroom. New flooring upstairs. Plenty of room for large furniture and family.

**Dana Diekroeger • 421-7593 #77594**

Under Contract



**Gary Gonzalez**  
Broker Associate  
640-0855



**Hunter Jurenka**  
Sales Associate  
286-6461



**Tammy Tschacher**  
Sales Associate  
631-2885



**Asha Bean**  
Sales Associate  
286-0269

**3439 Dover Rd. • \$310,000**

Another beautiful Cheyenne home! This 3 bedroom, 2 bath home is immaculate. Beautiful curb appeal and a park-like backyard with plenty of privacy. A perfect entertainment set up with its very large family room that walks out to the patio.

**Gary Gonzalez • 640-0855 #76509**

New Listing

**3219 Dean Paul Dr. • \$135,000**

Don't miss this opportunity - they don't come up often! Great for first-time home buyer or investor. Northeast location & close to everything. Two bedrooms on the main with a nice family room, wood fireplace & large kitchen. Downstairs is two more bedrooms & another family room, laundry & ¾ bath.

**Dana Diekroeger • 421-7593 #77597**

Under Contract

**Tract 8 Westedt Meadows  
\$490,000**

Here's an opportunity to have a brand-new home in the country and be moved in by Spring. This new construction will have 3 bedrooms, two full baths, three car attached garage & is located on 5.2 acres. Completion date is late April 2020.

**Andrea Arenas • 757-6559 #76884**

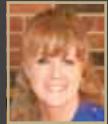
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**Sharon Christensen**  
Sales Associate  
640-4156



**Sarah Smith**  
Sales Associate  
321-872-4158



**Laurie Fletcher**  
Sales Associate  
631-0112

New Listing

**1702 Jazz Dr. • \$295,900**

Ranch-style home with master bedroom/bath, 2 bedrooms & laundry all on one level. Vaulted ceilings and an open floor plan that is very bright & welcoming. Brand new appliances, gas fireplace. Master bath has a new shower & large corner tub. Basement is plumbed for another bath & is already framed & ready to finish.

**Dana Diekroeger • 421-7593 #77606**

New Listing

**2616 Bent Ave. • \$225,000**

Close to everything! This home has been completely gutted with new everything. Great single-family home that has extra income potential with a small house behind the property that is currently rented. Don't miss this opportunity to have someone else pay some of your mortgage!

**Dana Diekroeger • 421-7593 #77075****Lot 6 Tranquility Rd.  
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**385 Sunshine Dr. • \$70,000  
Rock River, WY**

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### MILLS HOME RANCH

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19,995± deeded, 2,085± State lease, 3,539± BLM lease acres for 25,569± total acres. 506± irrigated acres. Nice set of improvements.

**\$11,500,000**

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### PONTAROLO RANCH

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### MULESHOE LAND & CATTLE

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### SYBILLE CANYON RANCH

Wheatland, Albany County, Wyoming  
4,751± total acres: 4,092 deeded, 559 State & 100 BLM acres. Several live water creeks, springs and well. Excellent wildlife habitat. Year-round access.

**Reduced to \$2,500,000**

Contact Jon Keil at (307) 331-2833



### MARBLE QUARRY CREEK RANCH

Wheatland, Platte County, Wyoming  
2,917± total acres. Summer grazing owner-rated 350 yearlings or 125-150 pairs. Ample water.

**\$1,808,550**

Contact Scott Leach at (307) 331-9095



### SEVEN X RANCH

Casper, Natrona County, Wyoming  
3,651± total acres: 2,151± deeded acres, 780± BLM & 720± State lease acres. 278± pivot-irrigated acres. Excellent set of improvements.

**\$3,400,000**

Contact Travis Gitthens at (307) 315-1274  
or Cory Clark at (307) 334-2025





**603 E. 17th Street**  
**Cheyenne, WY 82001**  
**307-638-8660**

Email: [kuz001@aol.com](mailto:kuz001@aol.com)

**Visual Tour On These Homes**  
 Go To - [www.KuzmaSuccess.com](http://www.KuzmaSuccess.com) Our Properties



**Barbara Kuzma**  
 CRB, CRS, GRI Broker/Owner

**630-1070**

## 3303 Barbell Ct.



**Four bedrooms, 2 bathrooms, 2-car attached garage.** Open living/dining/kitchen. Family room with a woodburning fireplace. Central air conditioning for the hot summer months. Large deck off the dining room. Covered deck in the fenced backyard. Sprinkler system in backyard. Storage shed. Located on a quiet cul-de-sac. **\$279,000. #77620**

## 2311 Helen Ave.



**Stunning remodeled home with 3 bedrooms, 3 bathrooms** and an attached 2-car garage. This home has beautiful new engineered hardwood floors, new fixtures, new windows, new roof, updated kitchen and bathrooms and so much more. The master bedroom has a full bath including double vanity, soaking tub and separate shower. Wet bar in the family room. Fenced backyard and a patio. **\$259,000.**

## 1641 Fremont Ave.



**Duplex with main house over 2,000 sq. ft.** with 3 bedrooms, 2 baths and garage. Second unit is over 1,000 sq. ft. with 2 bedrooms, 1 bath and a garage space. Great rental history. **\$275,000. #77561**

## 1005 Worth Dr.



**Beautiful hardwood floors on the main level of this 3 bedroom, 3 bathroom home.** Large living room and large family room. Updated kitchen and bathrooms. Formal dining room. Master bedroom with a master bath. Fully fenced backyard with 12'x24' shed and patio area for entertaining. Attached 1-car garage. **\$254,500. #77560**



**Cindy Noyes**  
 Sales Associate  
 214-4825



**Donna Rose**  
 Sales Associate  
 287-3264



**Jean Brown**  
 Associate Broker  
 575-4166



**John Fitzgerald**  
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**Kaye Ellis**  
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**Kishore Kodru**  
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**Terry Johnson**  
 Sales Associate  
 221-2958



**Tom Colvin**  
 Associate Broker  
 640-7761



**Troy Ryan**  
 Sales Associate  
 635-8024



**Ty Zwonitzer**  
 Sales Associate  
 214-7827



## 618 Golden Hill St.



**Stunning remodeled home with 5 bedrooms**, an office, 3 bathrooms, living room, large family room and 1-car attached garage. Beautiful modern kitchen with solid surface counters, new stainless appliances, backsplash and pantry. New electrical service, fixtures, flooring, appliances, paint and more. Established trees provide loads of privacy for this home. Large covered patio, perfect for entertaining in the fenced backyard.

**\$311,000. #77120**

## 3601 Carey Ave.



**Full brick, 1 owner, ready for a new owner.** Ranch-style with 4 bedrooms, 4 baths, master suite main level, many upgrades including Georgia marble and slate, 3 fireplaces, 2 family rooms. Huge corner lot with mature landscaping.

**\$699,000. #76292**

# Homes are selling FAST!

**Interest rates  
are still low, now is  
the time to buy!**

## 707 Southwest Dr.



**Aproximately 116 acres of land for development in the city limits!** Consists of 3 tracts currently zoned AR, MUB and LI. Opportunities are plenty with this location near the I-25/I-80 interchange. City utilities nearby.

**\$6,995,000. #76671**

## AVAILABLE LOTS/LAND

### Tract 4 Road 124

7.15 Acres ..... **\$65,500** ..... #71939

### Tract 2 Road 124

6.50 Acres ..... **\$65,500** ..... #72010

### TBD Deming Dr.

1.13 Acres ..... **\$250,000** ..... #73346

### Lots 8 & 9 Wills Rd.

.28 Acres ..... **\$150,000** ..... #73956

### Lots 11 & 12 Ridge Rd.

.39 Acres ..... **\$250,000** ..... #73957

### 509 Bent Ave.

.11 Acres ..... **\$64,900** ..... #74287

### Tract 171 Barn Dance Blvd.

39.74 Acres ..... **\$69,900** ..... #75228

### Tract 173 S. Table Mtn. Lp

9.99 Acres ..... **\$31,999** ..... #75808

### Tract 52 Whirl Away Dr., Medicine Bow, WY

35.10 Acres ..... **\$19,000** ..... #75884

### 707 Southwest Dr.

116.17 Acres ..... **\$6,995,000** ..... #76671

### Tract 18 Barn Dance Blvd.

40 Acres ..... **\$65,000** ..... #77053



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**307-638-8660**



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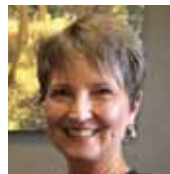
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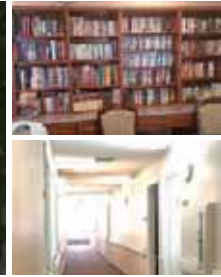


## COLLEGE BUSINESS PARK

CALL FOR PRICING #74395

8 AVAILABLE LOTS

This property welcomes an array of different possibilities ranging from retail and medical all the way to a premier location for dining.



## 52 16TH STREET - WHEATLAND

\$1,500,000 #76591

23 ROOMS | 4 GARAGES | 16 STORAGE SPOTS

This property offers many possibilities including continued use as a board and care facility, conversion to assisted living facility, or hotel.



## 401 WEST 16TH STREET

\$899,000 OR LEASE #76201

5,952 SQUARE FEET

Great opportunity for continued automotive or change of use to restaurant, brewery, distillery, or other retail use.



## 1205 DUNN AVENUE

\$420,000 OR LEASE #77004

3,250 SQUARE FEET

Flexibility abounds in this space zoned light industrial (LI) with significant visibility from Lincolnway and Nationway.



## 1720 CAREY AVENUE

\$1,300 PER MONTH #77248

2 - 6 OFFICES | RECEPTION AREA

Up to 1,800 square feet of office space on the 5th floor of the Boyd Building at central downtown location with great views.



## 111 WEST 17TH AVENUE

\$13.00 PER SQUARE FOOT #77004

3,317 SQUARE FEET

Excellent downtown location for retail or office space with 6 offices, a reception area and other meeting or open spaces.



## 1600 TRAIL WAY

\$299,000 #77619 4 BD | 4 BA | 2 GA

Renovated ranch style home with main floor master and office.



## 3820 WARREN AVENUE

\$289,900 #77332 4 BD | 2 BA | 1 GA

Beautiful Avenues home with plenty of charm.



## 2908 KELLEY DRIVE

\$324,400 #77022 5 BD | 2 BA | 3 GA

Lynn Buys Houses has worked their magic on this ranch style home.



## 4615 N. COLLEGE DRIVE

\$649,000 #72918 1,068 SQUARE FEET

Fantastic development opportunity on 2.67 acres total.



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**2837 Olive Dr.****\$293,225****Mid Century Modern on 1/3 of an acre!**

Gorgeous, huge, fenced backyard. Unique layout, 1-level living on a crawl-space. Three steps down to additional living space. Large windows let in natural light, hardwood floors, 2-car attached garage, hot water heat, double sided woodburning fireplace. Bring your ideas and bring out the beauty once again of this 1955 charmer.

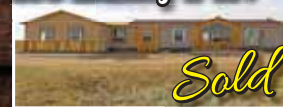
I have buyers looking for land to purchase. Call me if you have land to sell, or if I can help answer your questions about the market.

**Cathy Anderson****307-214-0687**

canderson@propertyex.com

**318 Orange St.***Under Contract*

Brand new, quality construction for under \$300k! Come see the attention to detail in the finishes Oasis Contracting LLC provides. Hardwood floors and granite countertops. Sod, rock border, and sprinkler system will be put in the front as soon as mother nature allows. Fencing on side and backyard. So beautiful, bright, and clean!

**363 Lawman Ln.***Sold***3614 Dunn Ave.***Sold***5312 Hilltop***Sold***206 Rocking H Dr.***Sold*

**Greg Palmquist**  
Broker Associate CRS • MBA

Text/Cell:  
**(307) 631-5291**

For local listings,  
visit [www.GregPalmquist.com](http://www.GregPalmquist.com)!

**\$120,000****Lot 2 Skyline Drive**

Build your dream home in northwest Cheyenne above the crowds. Enjoy a panoramic view just north of Storey Blvd. on Skyline Dr.

**\$285,000***Under Contract***712  
East 20th Street**

This beautifully maintained historic home, currently accounting business, offers many upgrades throughout but leaving the original character and detail. This enticing property offers 4 bedrooms, optional main floor master, and 3 baths, a great room with separate dining and the updated kitchen. Plus a huge sunroom, 200 sq. ft., leading to an enchanting backyard/patio with a water feature. Alley access to a 1-car attached garage.



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# Cheyenne "MVT" Real Estate



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**Kevin Lenhardt**  
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307-630-5291  
bigun@kevinlenhardt.com



## 1885 Lauver Ln. • \$419,000

This is the Sprig 1 Model. Very open floor plan, vaulted ceilings, granite counters, LVT flooring, wonderful master suite, large 3-car garage, on just under 5 acres. Some options still available to choose if not ordered yet.

**John Watkins • 421-5516**



**Sweetgrass Residential Lots Available Now**  
Sweetgrass Subdivision is Cheyenne's newest premier neighborhood conveniently located off College Dr. with easy access to I-25 and I-80. Sweetgrass will be the first neighborhood in Cheyenne with a Village concept in mind and coming soon! Build ready lots are available now for single family, twinhome, multi-family and commercial development. Lots starting at \$62,000.

**Tanya Keller • 287-8230**



## 1897 Lauver Ln. • \$455,000

Another amazing home by Bailey Custom Builders. The Wigeon II model boasts a large farmhouse kitchen which opens up to a great room with vaulted ceilings. Amazing master suite, granite counters and LVT flooring. Hurry and you may still be able to pick some custom options!

**John Watkins • 421-5516**



## 3917 Central Ave. • \$1,295,000

Fantastic commercial opportunity in the heart of Cheyenne. Currently used as large office building with 65+ parking spaces. Building could be divided easily for multiple users if needed. Close to restaurants/cafes.

**Tanya Keller • 287-8230**



## 5200 Ogden Rd. • \$355,000

Impressive and elegant best describes this one of a kind home! Do you like to entertain or have a growing family? If you do, this is your home! Open concept from the large gathering living room to sitting/office area with beautiful built-in cabinetry which is also in the upgraded kitchen with granite, an island, upper/lower lighting and eating nook area. Also, has a wonderful main floor family room with exterior access to private patio area. Basement has yet another family/game room, and 4th bath. Oversized lot with room to add your 3-car garage!

**Liz Burgin • 640-3315**



## 4912 Rawlins • \$229,500

Ready to move in, close to school. Four bedroom, 2 bath home. New paint inside and out. Updated bathrooms. Easy access to the Greenway and frisbee golf park.

**Jerry Ciz • 631-1359**



## 900 E. 23rd • \$189,500

Two bedroom, 1 bath, 1-car garage. Large corner lot. Could be used as an investment property or starter home. New carpet and new paint inside and out. Fence will be painted by October 17th.

**Kevin Lenhardt • 630-5291**



## 400 W. 4th Ave. • \$456,900

Unique, eye catching Avenues brick home with over 1,900 sq. ft. on the main level situated on a double corner lot. Four bedrooms, 3 remodeled baths, 3-car garage (1-car attached). Living room has gas fireplace with gorgeous wood mantle as well as views of a private parklike yard with 2 patio areas, enjoy the beautifully done covered court yard patio all year long. Formal dining area as well as a wonderful sunroom off the kitchen. Hardwoods throughout, 3 bedrooms on main, master bedroom has 2 walk-in closets, added bonus main floor laundry. Storage in this home is abundant and don't miss the walk-in cedar closet off the basement family room. Located on quiet street in the heart of Cheyenne, close to Lions Park, Aquatic Center the Botanic Gardens.

**Liz Burgin • 640-3315**



## 54 Rd. 102, Granite Canyon • \$795,000

Amazing property located in scenic rock-hill terrain with great views of the Rockies. Watch deer, elk and antelope wander the property. Located on 171 acres. Duplex and pond included on the property. This is a retreat center that has a commercial kitchen with the ability to sleep over 70 people. Call for your showing today!

**Co-listed by: Kevin Lenhardt • 630-5291 & Jerry Ciz • 631-1359**



## 4108 Clark St. • \$252,000

Cute home located in north Cheyenne with 4 bedrooms, 2 baths, 1-car attached garage. Nice sized living room/dining are open to kitchen. Kitchen has beautiful concrete countertops and pantry. Cozy garden level family room with a pretty red wood stove. Large master bedroom with walk-in closet. New roof, gutters and some new windows. Huge private backyard with large deck. RV parking, all in quiet neighborhood.

**Liz Burgin • 640-3315**



## 7111 US Hwy 30 • \$395,000

Close-in rural home with western sky sunset views on 2.05 acres! Three bedrooms, 3 baths, 2-car attached plus a 48x30 outbuilding. Living room and family room with garden windows, office/game area, wood fireplace insert and is a walkout as well. Wonderful sunroom off dining area, new garage doors, updated windows, newer furnace and water heater. Nice size rooms, lots of storage and room to add in unfinished basement. Mature landscaping, sprinkler with approximately 70 trees on drip. New roof with 50 year class 4 shingles. New well installed 2016.

**Liz Burgin • 640-3315**



## 2309 Wildhorse Trl. • \$611,500

Wonderful ranch-style home on 1.4 acres with a walk-out basement boasting amazing views of Cheyenne! Open concept living with a huge master suite and large bedrooms for your comfort. The fully finished basement is light and bright with a wet bar and an incredible theater room to host movie nights or watch the big game. Heated 3-car garage, mature trees and brand new stucco trim up this home beautifully! Don't miss out on this wonderful property to call home.

**Tanya Keller • 287-8230**



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# LOTUS

## TOWN HOMES

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LIVE  
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PLAY

**\$399,000**



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## PRICE JUST REDUCED

### 2400 EAST LINCOLNWAY

9,561 S.F. that can be subdivided with the option to build the layout of your dreams with finishes you desire.

**FOR LEASE AT \$10.00 PER S.F.**  
**FOR SALE \$1,100,000**

This is the affordable building in a great visible location in the heart of "fast food" row, you have been looking for.

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Knows New Construction



Knows How to Get Your Transaction Done

## HOMES

### NEWLY REMODELED



**906 E. 7th St. • \$185,000**

Everyday is a holiday in this newly remodeled 2 bedroom, 1 bath home. The kitchen opens to a bright sunny dining area. While the living room invites fun and togetherness. A back house is ready to bring in additional income, be a she shed, poker room, shop, storage or playhouse.

### ALMOST NEW



**6702 Painted Rock Trl. • \$253,000**

Inviting open floor plan. Roomy kitchen with full appliance package, great cabinet and counter space plus a pantry. The spacious great room is perfect for entertaining. Upstairs you will find 3 bedrooms and the laundry. There is a full unfinished basement for future expansion. This home features a maintenance-free exterior and full landscaping.

### AVENUE'S CHARM



**209 W. 3rd Ave. • \$325,000**

Experience Avenue's charm in this remodeled brick home. A cozy fireplace warms the well lit living room. A stylish kitchen with gas range welcomes you home. The elegant master bath pampers the owner. The exterior does not disappoint with a stamped concrete patio and new sod with sprinkler.

### MATURE NEIGHBORHOOD



**3077 Homestead • \$175,000**

Treat yourself to 1-level living in mature neighborhood. Gleaming hardwood floors shine throughout the home. Ample cabinets accent the kitchen for your gourmet cooking. You won't want to miss the sunset in the fenced yard and deck.

### OVERSIZED GARAGE



**660 Gardenia • \$295,000**

Conveniently located on Gardenia, this one-of-a-kind 4 bedroom, 2 bath home has a large master bathroom, kitchen with granite countertops and upgraded appliances and large bedrooms. The exterior has a covered deck and patio, fenced backyard, steel siding and Gill windows. The 24x34 heated garage has room for cars, storage and toys. All this and a sunroom across the front!

## COMMERCIAL

### INCLUSIVE SPACE



**415 West 17th Street**

All brand new inclusive space in the historical Dinneen building. Landlord pays all utilities, janitorial — everything! There are even work stations available for your use. Space includes 2 offices, break area and open room. Just \$1,690/month.

### HIGH VISIBILITY



**2400 E. Lincolnway  
\$1,100,000/Lease**

With over 13,000 cars a day going by this location, your business will flourish in this location. The landlord will remodel to suit your needs. The building has almost 30 parking spaces to accommodate employees or customers. The property can be purchased or leased.

### DEVELOPMENT PARCEL



**TBD Roundtop Rd.  
\$950,000**

Great location for close in rural subdivision conveniently located off Roundtop Road. Very good access to North Range Business Park and I-25. Paved road in close proximity to property.

### GREAT LOCATION



**TBD Lincolnway  
\$2,299,970**

Excellent location for new development between the well-traveled Nationway & Lincolnway. Zoned commercial business with water at Northwest corner & sewer across South end. See [ColeCommons.com](http://ColeCommons.com).



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**7457 THREE HEARTS TRL.**

Photo of a previous build.

**\$316,000**

Our modern townhome is coming to you finished with a fireplace, glass front cabinets, a 5-light pantry door and a painted accent wall in the great room. The included vinyl privacy fence completes the package

**7461 THREE HEARTS TRL.**

Photo of a previous build.

**\$322,600**

This modern townhome is situated on a corner lot. It features a stone fireplace, glass front cabinets and an interior open stair rail. The included vinyl privacy fence completes the package.

Check out our  
Model Home!

**3966**  
**Farthing**  
**Road**

East Pershing  
North on Farthing

Open Daily  
**12-4**



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# Gateway Construction, LLC

We are a dedicated, professional team striving to bring positive growth & support to communities, & assisting our clients in making their dreams become a reality

## 3618 THOMAS RD.



Photo of a previous build.

### \$382,500

The Fairview floor plan is a must see, open floor plan with tall ceilings and granite countertops. A few of the upgraded features in this home include a dining room hutch, gas range, stainless steel appliances, tiled kitchen backsplash as well as a tiled master shower wall.

## 3624 THOMAS RD.



Photo of a previous build.

### \$371,600

This home is our Birch floor plan and will feature many additional upgrades, these are a few: Granite countertops, large front bedrooms, a corner fireplace and a large master bathroom shower.

## 3715 SOWELL ST.



### \$341,500

This stylish floor plan is sure to become a favorite! Stunning covered front porch, large windows and a tandem 3-car garage! Tiled master shower with a bench, 95% efficiency furnace, Energy Star 50 gallon water heater, USB charging station, front yard landscaping, patio and fenced backyard. Pictures are of a similar home.

## 3625 THOMAS RD.



### \$366,300

Stunning new floor plan the Alder, 2706 total sq. ft. 3 bed, 2 bath, 3-car garage, granite throughout, full tile backsplash in kitchen, tiled master shower, central A/C, 95% efficiency furnace, 50 gallon Energy Star water heater, corner lot, covered front porch, covered patio, fenced backyard, front yard landscaped with sprinkler system.

Now Building in Saddle Ridge

# NEW CONSTRUCTION

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## \$350,000

## 3603 BLUE FEATHER



### \$340,200

Introducing the new modern cottage called the Ironwood! It features an open floor plan, quartz countertops in kitchen, full tile backsplash, tiled shower walls, modern fireplace, covered patio, A/C, 95% efficiency furnace & fenced backyard.

## 3704 EDISON CT.



### \$579,900

Fabulous custom home in Thomas Heights. Over 3000 sq. ft. of living space, featuring 2 main floor masters with handicap roll-in shower. Beautiful kitchen cabinets with massive island and farm house sink. Partially finished basement with 2 bedrooms, family room, wet bar & fireplace. Covered stamped concrete patio with gas line for future fire pit. Welcome Home!



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**\$325,000**  
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**Find Your New Nest!**

**3607 Harvey St. • \$409,000**  
 Well-cared for, nearly new, quality home in a newer North subdivision. Upgrades such as granite countertops, tile floors, Alder kitchen cabinets and walk-in pantry. The basement is set up with family/theater room, projector and screen included. Room to finish additional bedrooms and bath. Fully landscaped with sod, sprinkler system, back fencing. Central A/C and covered patio.

**3631 Foxcroft Rd. • \$345,000**  
 Four bedroom, 3 bath with over 3,400 sq. ft., with unfinished basement, on almost 1/4 acre. Master suite upstairs, but there is a main floor bedroom/bathroom. Freshly renovated with some new paint hardwood floors, remodeled bathrooms, generous room sizes, large living room with gas fireplace. Located in desirable established neighborhood convenient to ballpark, greenway, shopping and restaurants and VA center. Alley access with double gate, RV parking.

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**Cyndi Lewis**  
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**414 W. Allison Rd. • \$500,000**

**UNDER CONTRACT**

**Happy St. Patrick's Day!**

**"Remarkable Close-in Rural Property"**  
1-1/2 Story home with 5 bedrooms, 3 baths and garages for 6 vehicles on 4.68 acres. Custom rock, woodburning fireplace from floor to ceiling and custom winding staircase with brass railing. Lots of upgrades, central A/C, kitchen cabinets, baths, vinyl windows and bath with jacuzzi tub and heated floor.

# JAMIE COLE



**307.630.8929**  
jcole@propertyex.com  
jamiesellscheyenne4u.com

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**512 New Bedford • \$300,000**

**NEW LISTING**



Amazing bi-level has 3 bedrooms with oversized master, 2 baths, attached 2-car garage. Gorgeous redwood laminate flooring on main living area, kitchen and hallway. Nicely updated bathrooms, enormous family room with dry bar, woodburning fireplace with neat barn wood accent for entertaining and wonderful family gatherings. Exterior offers 2-tier deck for fabulous outdoor socializing, game-playing, you name it! Attached 2-car garage with plenty of storage space finishes off this special home. Enjoy!

**7303 Willshire Blvd. • \$299,000**

**NEW PRICE**



Four bedrooms, 2 baths, 5-car garage. Wonderful rancher in Monterey Heights on corner lot. Features Gill windows, newer water heater & roof. Eat-in kitchen with walk-in pantry plus formal dining room. Gorgeous private patio, RV and boat parking. Amazing entertaining basement, maintenance-free exterior, 1-car attached and detached 4-car garage with workshop. Welcome home!

**5932 Kenosha St. • \$362,000**



Amazing home in Dakota Crossing that you must see! Open floor plan with gas fireplace. This 4 bedroom, 3 bathroom house is a must see with a 2-car garage.

**808 Windmill Rd. • \$224,900**

**CONTRACT PENDING**



Oversized main floor with 3 bedrooms, gas fireplace in "could be" formal dining, game room or play room. Basement offers additional bedroom, craft room and family room. All brick exterior with nice covered patio, alley access and 1-car garage. Welcome home!

**6036 Osage • \$190,000**

**CONTRACT PENDING**



Wonderful north location townhome with newer flooring, neatly kept, large east-facing upper deck. This townhome offers 2 bedrooms, 1.5 bathrooms, woodburning fireplace on main level and a full, unfinished basement with room to expand. Low HOA dues makes this a wonderful townhome for family or investor!

**4800 Rogers Ave. • \$290,000**

**UNDER CONTRACT**



Amazing home with amazing yard! Open, inviting tri-level fully finished. Upgraded spacious kitchen and upgraded baths. Cozy family room. Both upstairs bedrooms have walk-in closets. Large yard with sprinkler system and RV parking.



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**5708 Blue Bluff****UNDER CONTRACT****\$510,000**

Sprawling Tudor style home in desirable Crest Ridge neighborhood. Enjoy this double city lot w/a view! Gourmet kitchen, updated bathrooms and flooring throughout. 2 gas fireplaces, grand family room w/soaring ceilings.

**5037 Sagebrush****\$239,000**

Enjoy this all brick ranch located in Buffalo Ridge. With a fireplace for some cozy nights, a wonderful basement family room that has been newly finished with lovely flooring and fresh paint!



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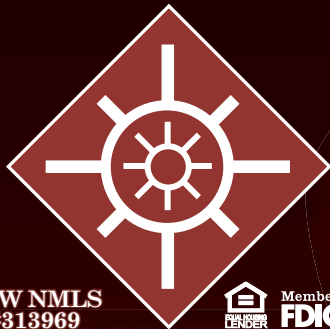
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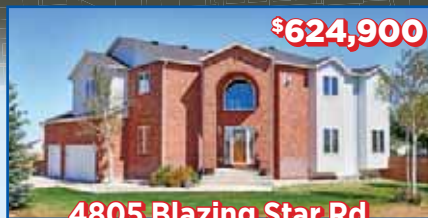
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# LIFE

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**\$425,000**
**6001 Springfield Dr.**

- Custom built, 4 bedrooms, 3 bathrooms
- Attached over-sized, insulated, heated garage
- Kitchen has stained cement countertops
- Four-zone hot water heating system
- Walkout basement with large family room, 2 bedrooms and full bath

**Jason West • 757-7921**

**\$624,900**
**4805 Blazing Star Rd.**

- Close-in rural 2-story is amazing in every way!
- Maintenance-free exterior
- Family room with curved staircase
- Tile surfaces throughout
- Heated 52x24 outbuilding with 8' and 10' high doors
- Perfectly manicured acreage, huge fenced backyard, mature trees and sprinkler system

**Steve Prescott • 630-9342**


- Chukker Ridge - 28 spacious building lots in the east part of Cheyenne
- These city lots range between 8,000-13,500 sq. ft.
- Subdivision will connect to the newly approved City of Cheyenne Southeast Community Park
- Most affordable lots available in city limits!

**Steve Prescott • 630-9342**


**Steve Prescott**  
630-9342



**Dominic Valdez**  
970-980-4098



**John Facemire**  
631-1121



**Larry Gardner**  
631-6895



**Jason West**  
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**Pam Taylor**  
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**Luis Mendoza**  
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**Tosha McCool**  
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**Kevin True**  
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**Janelle Parrish**  
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**Davin Abbott**  
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**Tyler Walton**  
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**Sharla Evans**  
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**Shae Risheill**  
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**Ed Bales**  
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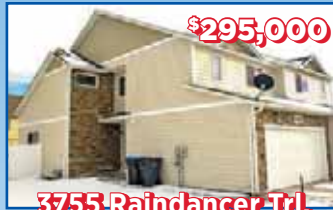
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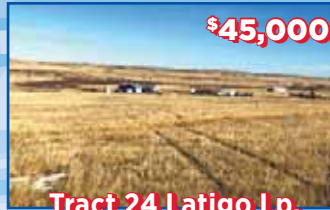


**\$454,900****8613 Ketcham Rd.**

- Spacious 6 bedroom home just 6 miles from city center
- Open and bright
- 5.2 acre fenced corner lot overlooking grazing land
- Well-maintained with newer roof and siding
- Horse barn with power for storage

**Ed Bales • 631-7567****\$295,000****3755 Raindancer Trl.**

- Convenient location, excellent condition
- Open floor-plan, hardwood floors
- Expanded 40 inch wide staircase, central A/C
- Roomy 100% finished basement
- Security system is APP enabled

**Mark Puett • 286-2472****\$45,000****Tract 24 Latigo Lp.**

- Just over 12.5 acres of vacant land with mountain views to build your dream home on
- Located just 20 miles from town in a well-maintained rural subdivision close to Curt Gowdy

**Shae Risheill • 970-999-2776****\$338,999****1683 Road 150, Burns, WY**

- Shome home. Half house/half shop!
- 3 bedrooms, 3 baths, huge kitchen with island
- 2-story living room, wide open with plenty of wall space to hang your mounts
- Main level master, office, laundry
- Huge 2-bay 48x50 shop/garage attached
- 10 acres, no covenants or HOA

**Larry Gardner • 631-6895****\$199,900****5124 Maple Way**

- Northeast, 3 bedroom, 2 bath home offers large living areas
- Spacious, fully fenced yard with potential RV parking
- Separate basement entrance
- Excellent opportunity for investor or a homeowner who wants to build their own equity

**Brett Janzen • 970-290-3096****\$309,900****4013 Golden Ct.**

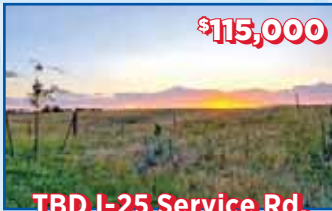
- 4 bedroom home with large backyard, finished basement
- Large 11x22 finished room that could be a bedroom, study, or craft room
- Master with full bath and walk-in closet
- Large walk-in pantry, central air, whole house vac, off-street parking
- Lots of storage with existing shelving in basement and garage

**Ed Bales • 631-7567****\$274,900****3417 E. 12th St.**

- Pristine condition!
- 4 bedroom, 2 bath, 2-car tandem garage
- R-30 blown fiberglass added to attic
- 2012 roof replaced, 20-year
- 80% energy saver Rheem furnace

**Suzy Meisner-Esquibel • 631-7471****\$435,000****4085 Road 228**

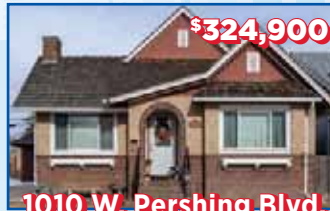
- 5 bedrooms, 4 bathrooms, on 40 acres
- 2 wells, 2 electric services (200 amp each)
- 2 large barns, 75x54 and 30x40
- 30x40 barn used as a commercial kitchen with heat and 1/2 bath

**John Facemire • 631-1121****\$115,000****TBD I-25 Service Rd.**

- Nearly 15 acres just north of the Little Bear Inn
- Unzoned, so you could have a horse property with paved road to your gate, or a commercial property
- Just 1 1/2 miles north of the Tractor Supply

**Margene Zavorka • 630-6992****\$190,000****TBD Red Cloud Trl.**

- Fantastic building lot in Mustang Ridge!
- One of the few remaining larger, 2.05 acres, corner lots in the area
- Great topography and views

**Steve Prescott • 630-9342****\$324,900****1010 W. Pershing Blvd.**

- This brick ranch-style bungalow is a must see!
- Beautiful hardwood floors on the main level with updated kitchen/bathrooms
- Great colors throughout make this home turnkey
- Nice fenced backyard, alley access and a 2-car detached garage

**Steve Prescott • 630-9342****\$20,000****3801 Atkin St.**

- Nicely remodeled mobile home ready for you to move in or move to your own location
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- Property cannot be rented out
- Current owner's lot rent is \$400/mo.
- New furniture included with full price offer

**Davin Abbott • 329-7205****\$492,228****TBD Chief Dr.**

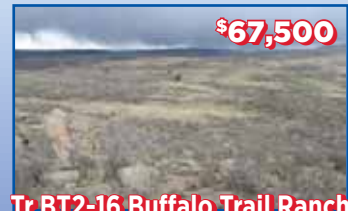
- Fantastic commercial development opportunity!
- 2.26 acres already zoned community business
- High visibility from Horse Creek Rd. and I-25

**Brandon Swain • 214-9634****\$2,021,184****TBD Hynds**

- Fantastic commercial opportunity!
- Over 9 acres zoned community business
- Priced at \$5/sq. ft.
- Excellent visibility from Horse Creek Rd. and I-25

**Brandon Swain • 214-9634****\$79,000****TR 8 Battle Creek Blvd.**

- 40 acre piece of Wyoming heaven out at Diamond B Ranch!
- Private ranch land on the back corner of this rural subdivision
- Livestock and horses allowed

**Davin Abbott • 329-7205****\$67,500****Tr BT2-16 Buffalo Trail Ranch**

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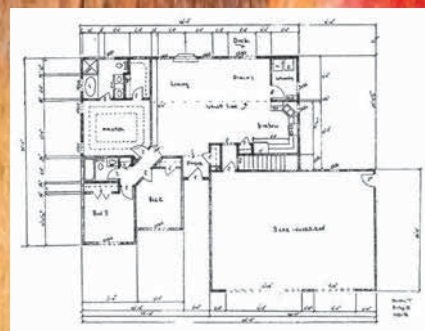
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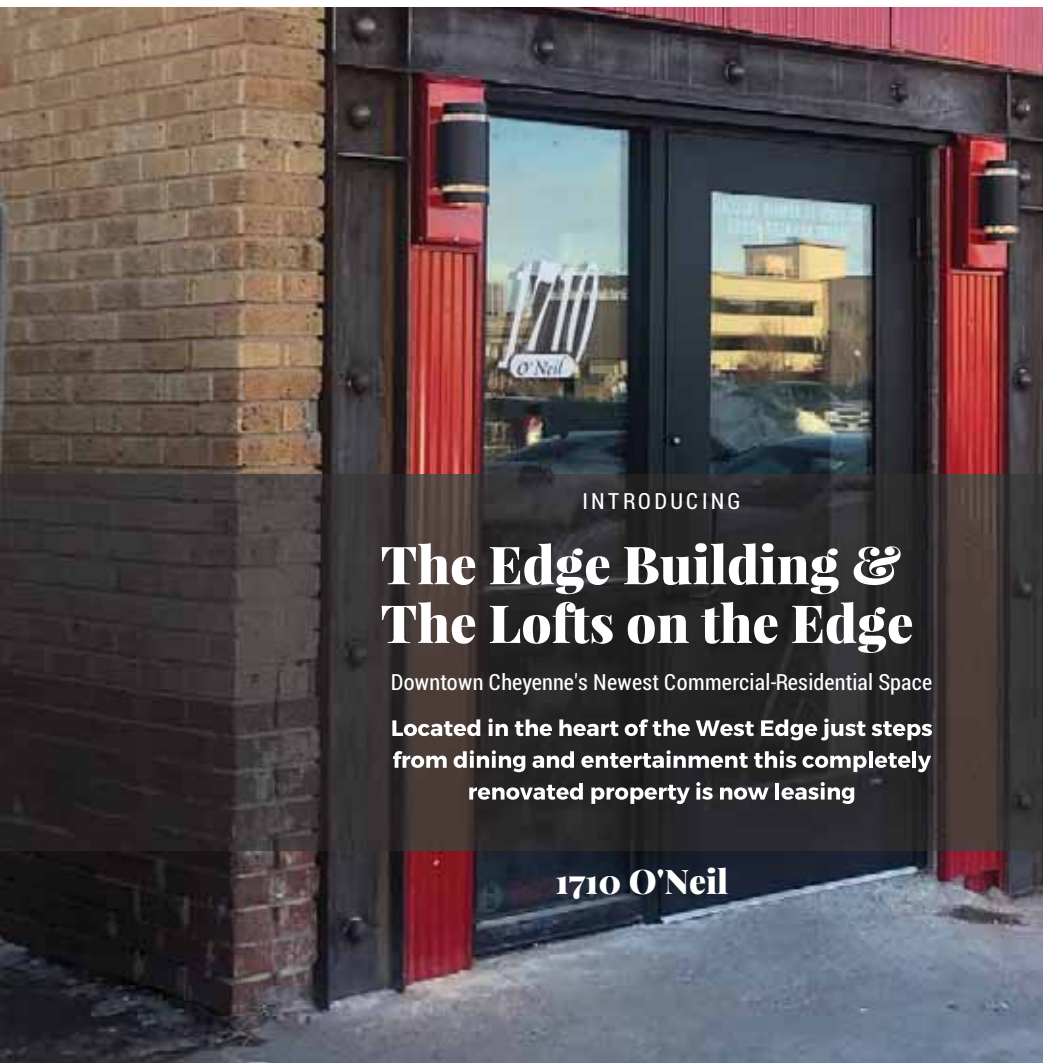
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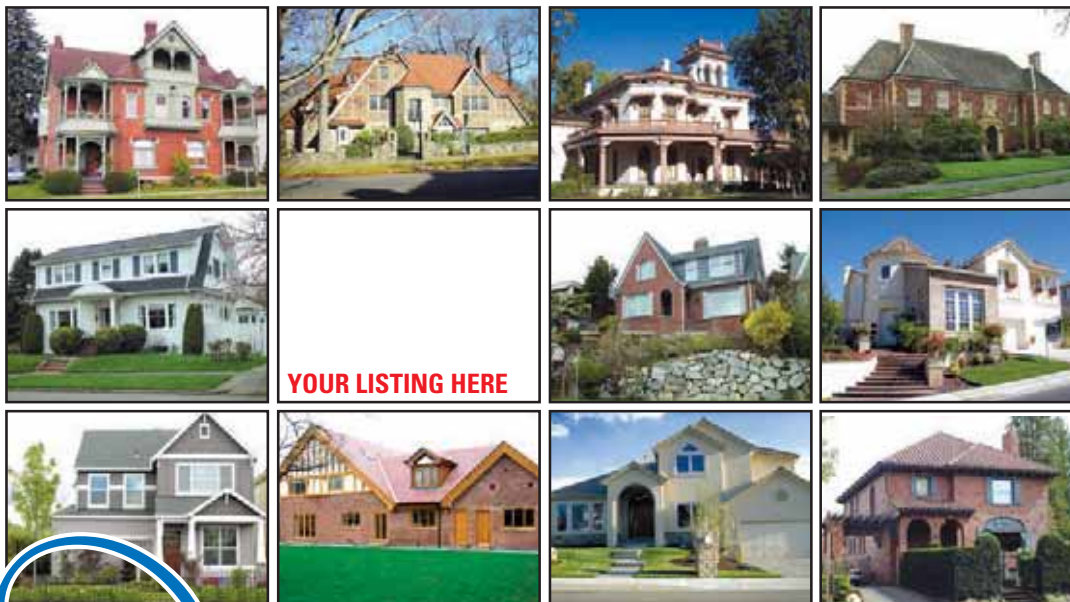
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## 138 ASPEN HIGHLANDS TRL.

Base of the majestic Elk Mountain. Breathtaking views from every direction. Rustic octagon Log Cabin w/ 3 BR & 2 BA. Remodeled kitchen, new hardwood flooring, great room w/ massive stone-wood burning fireplace. Dining area. Trex deck around entire cabin. Finished walk-out level w/ family room & 2nd impressive fireplace. Year round stream running thru property-trees. 6.34 acres. Stocked-pond for fishing in the common area. Enclosed storage garage. Stunning Wyoming get-away. \$339,000.00



## 220 E. PERSHING BLVD.

Turn of the century home. Delightful 1.5 story home. Old fashion covered front porch. Large living room w/ wood burning fireplace & formal dining room w/ wood beamed ceiling. Kitchen w/ breakfast nook. 2 BR on main level + 2 BR on upper level. 3 BA, 1 w/ clawfoot bathtub. 2 car attached + 1 car garage detached. Original glass door knobs. Rustic family room in basement w/ new Berber carpet, unique dry bar & a gun vault. Near Capitol Building, hospital & F.E. Warren Base. \$299,900.00



## 2105 E. LINCOLNWAY.

Well established lounge & package liquor store. Liquor license. Turn-key operation. Redwood Lounge was established in 1961. This property has been beautifully remodeled with new flooring thru-out, bathrooms, updated electrical, plumbing & painted interior & exterior. Most of the bar equipment is new. Also includes new Point of Sales registers, computers, security systems, sound system. Great business opportunity. Some parking spaces leased for \$200/mo from American Legion, (3 rows). \$550,000

## 3359 ROAD 209



**\$429,000**  
4BR | 4BA | 3-car garage

## 1520 AHRENS AVENUE



**\$279,900**  
5BR | 3BA | 2-car garage

## 813 COVERED WAGON



**\$149,000**  
3/4BR | Carport



## 1418 CRESTVIEW DRIVE

Contemporary style home. Southern exposure. Fantastic views! Newly remodeled kitchen w/ new tile flooring, beautiful cabinets, granite counter tops & a pantry. Spacious master suite w/ private deck, fireplace & stunning new en-suite bath. Formal dining room, living room w/conversation pit & fireplace. Family room w/ wet bar plus a rec room in walk-out lower level. Secluded study w/fireplace, wet bar, & bathroom on upper level. 2 car garage + huge heated work shop. Hot tub 3.19 acres. Natural gas. \$655,000.00



## 244 CRIBBON AVENUE

Newly remodeled home. Lovely 2-story home with 5 bedrooms (3 are x-large) & 2 baths. Main level family room with wood stove & new carpet. Kitchen appliances are brand new. Hardwood floors on main level. Main floor laundry. Windows, furnace, hot water heater, plumbing, flooring & roof are all newer. Freshly painter interior. 1 car attached garage. Alley access. Yard is fenced front & back. This home is ready & waiting for new family. \$249,900.00



**\$329,000**  
Industrial shop w/ over 9,600 Sq. ft.

## 1808 O'NEIL AVENUE

## 1110 &amp; 1112 S. GREELEY HWY.



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### 78 A & B 28th St

Everything you need on one level! The brand-new Jamison floor plan features open concept for entertaining. Two spacious bedrooms and two baths. There is a full basement for storage or future expansion. The front yard is fully landscaped with sprinkler system and sod. All appliances are included. These homes come with a two-year warranty and ten-year structural warranty. Offered at \$189,900



### 919 Brittany Dr

Fabulous 2 story home with new roof and new carpet throughout. Lovely hardwood floors, full finished basement, excellent condition and exceptional neighborhood. Offered at \$448,000



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### 1337 Alyssa Way

Beautiful, bright, and open concept. This lovely three-bedroom home has a spacious great room with fireplace and gourmet kitchen with large island. Perfect for entertaining. There is a large covered patio and fully landscaped yard. The basement is ready for your finish ideas. This home includes smart deadbolt, doorbell, and thermostat. Offered at \$368,900



### 5232 Danielle Ct

Lovely home set on quiet cul de sac is ready for new owners. The main level features new flooring, open concept great room with fireplace and access to the deck and private back yard. The basement is fully finished and features family room with wet bar, 2 large bedrooms with walk incloset and full bath as well as home gym. Offered at \$309,900



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### NEW LISTING

#### 222 W 1ST ST, BURNS - \$188,000

- Super cute 2BR, 2BA country style home in the heart of Burns.
- Main floor living with a basement for storage, mechanical
- 3 outbuilding includes 2 large sheds plus a dog kennel with great storage



### UNDER CONTRACT

#### 3069 LEECH BLVD \$280,000

- Impressive 4 BR, 2 BA home with an over sized 2 car garage and many improvements.
- Beautiful kitchen tile, stainless-steel appliances; bathrooms have updated tile & fixtures
- Other improvements include flooring, windows, & lighting fixtures. Backyard is fenced & private.



#### 3707 SUNRISE HILLS \$315,000

- Very nice ranch-style home has oversized 2-car drive under garage. Impressive views!
- Spacious kitchen w/ granite counters, breakfast bar, separate dining. Hardwood floors.
- Finished basement offers BR, BA, family room, large laundry, storage. What a beautiful home!



#### 5110 N. COLLEGE DRIVE \$345,000

- 8,750 Sq. Ft. lot - corner of N College and Carla. Zoning is PUD; property is currently in the county
- City sewer & water hook ups on Carla. A landscaping business is currently using the lot
- This is a great North location for your business! Call for your private showing.



### UNDER CONTRACT

#### 6704 PEACE POINTE \$400,000

- This ever so popular Jade twin home is very well maintained, w/ stylish finishes & finished bsmt.
- There are 4 BR, 3 BA, and a 2-car garage. Many upgrades: quartz counters, under cabinet lighting, a beautiful stacked stone fireplace, top of the line window shades. HOA does snow, mow, plus more!



### UNDER CONTRACT

#### 5801 JADE BLUFF \$477,000

- Dan Gregg Construction's popular new Peak plan is now available in The Bluffs subdivision.
- This stunning home offers 4 BR, 3 BA, & 3-car finished garage. Fully finished up and down.
- Gorgeous kitchen & baths w/ custom cabinets & granite counters. Landscaping & vinyl fence incl.



### UNDER CONTRACT

#### 5809 JADE BLUFF \$468,000

- Gregg Construction new build is an awesome floor plan! The home has 3 BR, 2 full BA incl incredible en suite master bath. Custom kitchen has lots of counter space and a large center island.
- Luxurious, inviting open concept floor plan. All the finishes will be custom and high-quality.



### UNDER CONTRACT

#### 5823 JADE BLUFF \$495,000

- Gregg Construction custom home in the desirable Bluffs Subdivision by Anderson Elementary.
- Striking finishes throughout including tile, granite, quality cabinetry, stainless steel appliances.
- Full, maintenance free exteriors, full landscaping with sprinklers, vinyl fencing, deck.



#### 3429 E 2TH STREET \$249,900

- Need a large garage? This house meets that need & more. There are 3 BR, 2BA, huge 1110SF garage.
- Many updates including kitchen w/ updated with granite counters, tile. The back yard has mature shade trees and is fenced; there is a carport in addition to the 4 car garage with heat.



### NEW LISTING



#### 241 HAPPY JACK ROAD \$670,000

Fabulous Dan Gregg custom built home in 2016 at Granite Lake. This stunning beauty offers hardwood floors, custom wood finishes, and floor to ceiling stone fireplace w/high end wood stove. Main floor master w/custom en-suite bath, copper soaking tub, high end shower. Beautiful kitchen w/center Island, custom cabinets, granite, tile, gas range, huge pantry, handcrafted copper farm sink. Basement is fully framed for 2 bedrooms, a full bath, nicely-sized family room and a flex room. There is also a spacious 3 car garage, and a 30 x 40 outbuilding. The private community ponds complete the uniqueness of this striking property. This home is truly one of a kind!



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**3420 HALES RANCH RD**

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- ☒ Greenhouse
- ☒ Poultry Shed
- ☒ Heated Garage with Bath

Home has Amazing Views and So Much More!  
Offered at **\$1,300,000**

**9526 BUCK BRUSH**

Stunning new construction by OAC Custom Homes! Over 2,000 sq. ft. ranch w/ open floor plan & 4 BR. Beautiful finishes! Alder cabinets, granite countertops, hickory floors, & custom tile. Gas fireplace. Huge kitchen island. Butler's pantry. Luxurious master suite! Close-in rural, off Riding Club Rd. Custom pergola, A/C. 5.16 acres. **\$618,000**

**11302 PITMAN ROAD**

Gorgeous ranch style home w/ over 2,000 sq. ft. on the main level! 3 BR and an office. Alder cabinets, quartz counters throughout, fireplace, upgraded appliances w/ washer/dryer included. Amazing value! Live in beautiful Westedt Meadows. Close to everything! Pictures are of similar home. Approximate June completion. **\$500,000**



*Paige Lain*

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paige@cheyennehomes.com



**ZACH LAIN**

(307) 286-4200  
zach@cheyennehomes.com

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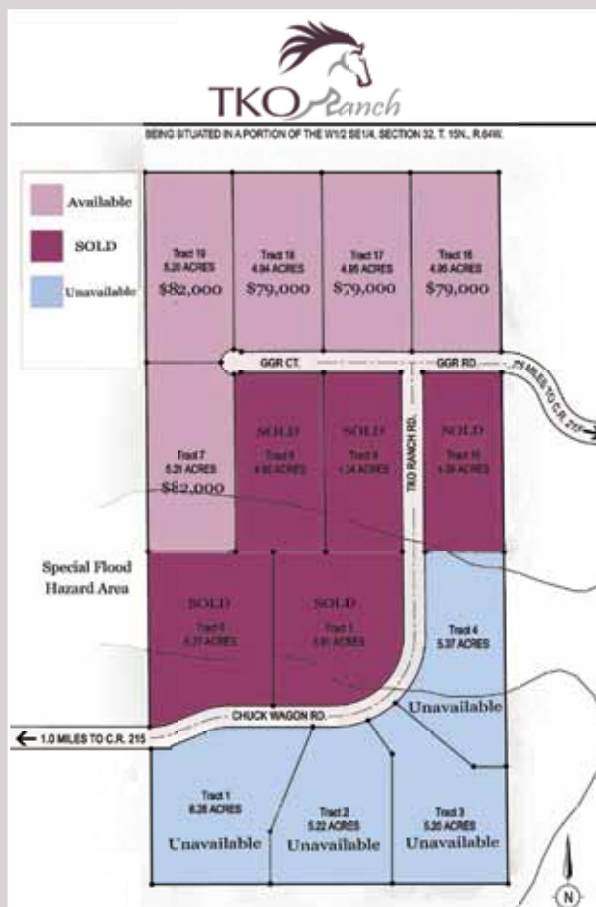
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5604 SYCAMORE RD.

Beautiful 5 bedroom, 3 bath, 2 car garage Quad-level home in Indian Hills on large corner lot. Wood stove, central A/C, covered patio and fenced backyard. Move in ready and impeccably maintained. \$295,000



4705 ONTARIO AVENUE

Check out this 4 bedroom, 2 bath, 2 car garage Tri-level home north of Dell Range Blvd. Great finishes with nice updating. Gas fireplace, central A/C and so much more! Call for more details.



318 APPLETREE LANE

Beautiful north cottage! Light and airy open concept floor plan. One level living at it's finest in this 2 bedroom, 2 bath home. Priced at just \$215,000



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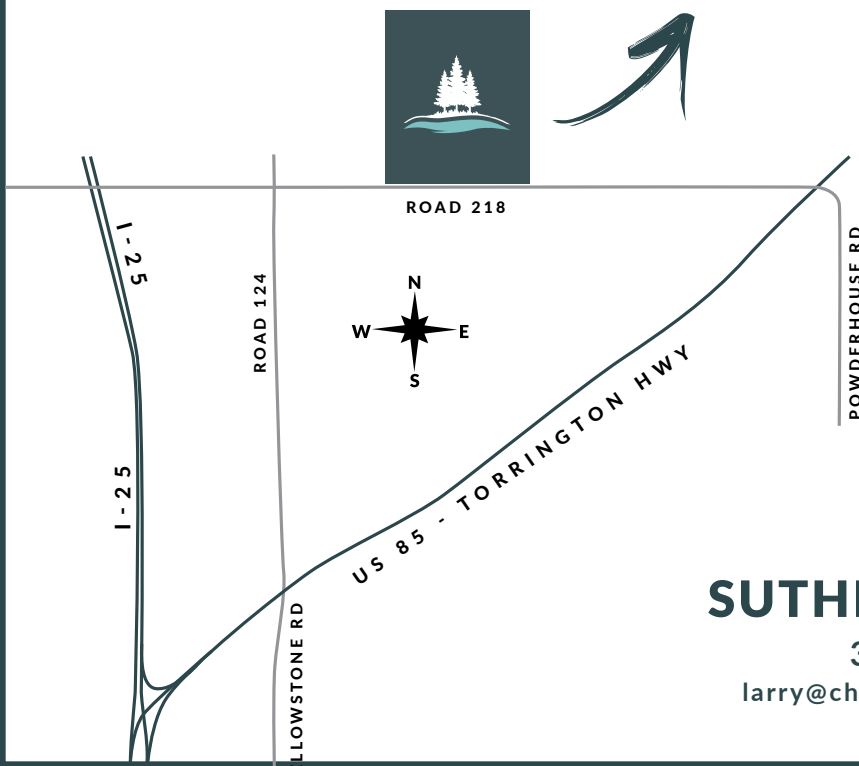
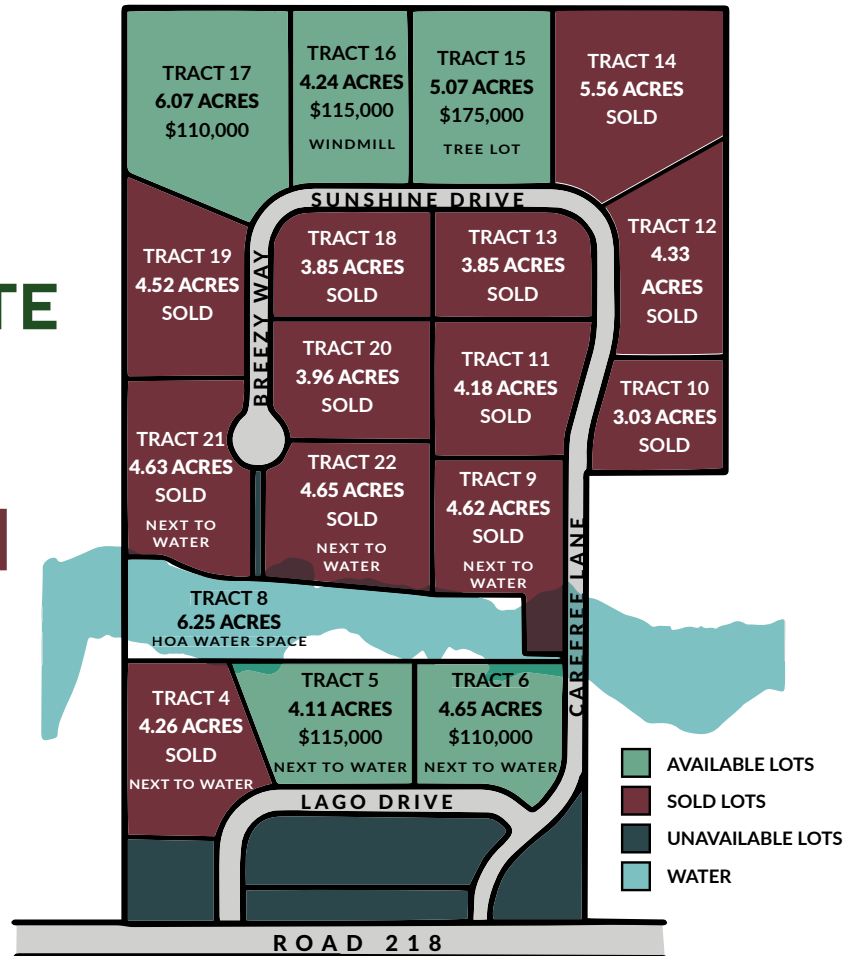
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## 8507 Granada Trail



**NEW PRICE**



Exquisite close-in ranch-style home on 5 beautifully landscaped acres. There's so much to love about this magnificent home including 6 BR, 5 BA, classy theater room, office, exercise & bonus room! Gorgeous custom granite island in the kitchen w/ Viking professional gas range and double ovens. Stunning wet bar in basement. Large covered patio off the back, plus a side patio w/ built-in outdoor grill. Nice 3 car garage. Very spacious yet practical layout. Cozy fireplaces. \$795,000

## 9256 Clear Sky



**NEW PRICE**



Beautiful close-in, ranch-style home awaits you! Fabulous home with five bedrooms and three full baths. Cozy fireplace. Brand new spacious basement, new garage door and new Malarkey roof! Private fenced backyard. Come see this lovely home on the prairie! \$389,500



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### 906 Crestview Drive - 4 BR/4 BA

As you walk into this home, you will be more than delighted by the expansive nature of its open design. Love the kitchen with the ebb-and-flow coloration of its counter tops as it ties together the warmth of beautifully stained cabinets, and stainless steel appliances! And nearby the absolutely amazing family room! Spacious! Room for all your family and friends' enjoyment! Add to this an over-sized attached garage ideal for that long-bed truck, with work space too! Plus the utility of a 1200± sf pole barn! \$425,000

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**1217 SHERMAN MOUNTAIN LP**  
Grand executive home in Murray Hills Estates. 6 BR, 6 BA, formal living & dining, butler's service area, gourmet kitchen, 2-story family rm, master suite w/ sitting area, 2 walk-in closets & 7-piece master bath. Oversized 3-car garage, all on 2.79 acres. \$995,000

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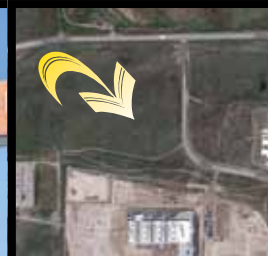
see a 3d  
tour here!



### 6228 YELLOWSTONE RD

The perfect professional location in this full brick 6,600 Sq. ft. office building with 19 private rooms on the main floor plus waiting area and showroom area on the main floor plus 1804 sf basement that is approx 80% finished.

**\$1,100,000**



### DIAMOND CREEK RD

At Happy Jack in North Range Business Park. Join Microsoft and Wal-Mart Distribution in this amazing West Cheyenne location. 28.31 acres. Beautifully designed PUD with open space and trails, easy 5 minutes to downtown with Access to I-25 and I-80. \$2.54 per SF.

**\$3,130,022**



### 1518 CONVERSE AVENUE

Ideal office building, all brick and maintenance-free exterior, off-street parking. Great Visibility and Corner Lot. Almost full basement that is mostly finished (some carpet needed in basement areas). 2 fireplaces, 2 ways in and out of the basement area. Handicap access and handicap bath. **\$335,000**



### TBD MASON WAY

Excellent High Visibility Location on the corner of Converse Avenue and Mason Way, directly across the street from the Post Office. Flat Lot, Shovel ready, Zoned CB.

**\$995,000**



**LARRY  
SUTHERLAND**

307.630.0528

[larry@cheyennehomes.com](mailto:larry@cheyennehomes.com)

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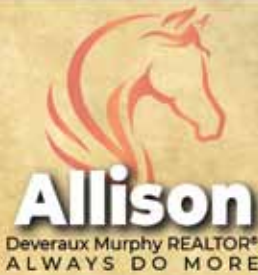
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**70521 COUNTY ROAD 138 RD - CARR, CO**  
Wonderful horse property in a beautiful setting. There is a 152x64 indoor riding arena, 30x40 hay barn, a 5 stall barn with water, 5 separate turnouts that are 16x36 each, 6 frost free hydrants, auto water for stalls. There is a gas heater in the tack room. There is a cute stone face 2 bedroom, 1 bath home that needs TLC. The cellar is a little over 6' tall. The property is fenced with barbed wire around the perimeter, smooth wire fencing on the interior.  
*Offered at \$350,000*



**5711 E 13TH ST - CHEYENNE, WY**  
Fabulous 2-story home in Sun Valley! Wonderful indoor and outdoor living spaces with fully covered 12x38 back patio, garden-like back yard, and lovely updates inside! Ready to move in!  
*Offered at \$335,000*



**1013 WORTH DR - CHEYENNE, WY**  
Adorable rancher in Sun Valley with a twist! 2 1/2 garages (one attached and 1 1/2 detached with easy access through the gate next to the home) and huge dining room off the kitchen. Fully landscaped w/sprinkler system & A/C unit! It features a useful wood stove in the living room and new vinyl plank floors.  
*Offered at \$255,000*



*kb*  
**KIM BROKAW**  
REALTOR®

307.631.4096  
kimbrokaw@  
cheyennehomes.com



307.634.2222

6106 Yellowstone Rd  
6020 Yellowstone Rd  
1660 Dell Range Blvd  
Cheyenne, WY 82009

cheyennehomes.com



## WELCOME HOME!



**5408 Aspen Cir**  
\$420,000

You'll love the abundant natural light in this beautiful new construction home by Bison Contracting, LLC. Quality workmanship can be found throughout this well designed home featuring modern finishes, soft close cabinetry, granite counter tops & stainless steel appliances. The 3 car oversized garage will accommodate larger vehicles with room to spare. This home is perfectly situated on a small acreage only minutes from town.



**2082 Canyon Dr**  
\$500,000

This gorgeous 4 BR, 4 BA home is elegance on the prairie. The wrap around porch offers outdoor living at its best. Upgrades in this home include Schroll cabinets, Pella clad windows & doors, & spacious rooms. The main floor has the dining room, office & laundry room. Custom alder cabinet wet bar in the finished basement makes it perfect for entertaining. Only minutes from Vandehi Avenue, this home is the perfect escape from town living.



**11067 Cherry Wood Ln**  
\$445,000

Beautiful close in rural home on just under 6 acres in Cherry Hills. The main floor of this ranch style home offers beautiful hardwood floors, a remodeled kitchen open to the dining area & living room, with vaulted ceilings & abundant natural light. The main floor master includes two walk-in closets. The fully finished basement provides room to spread out with a spacious family room, two bedrooms & an office/flex room. Don't miss the large stamped concrete patio!

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**307.421.3064**  
angie@cheyennehomes.com



**5308 OPAL DRIVE**  
3 Bed | 2 Bath | 3-Car Garage  
Whitney Ranch  
Offered at \$388,635



**5312 OPAL DRIVE**  
3 Bed | 2 Bath | Tandem 3-Car Garage  
Whitney Ranch  
Offered at \$373,410



**5317 CARMEL DRIVE**  
3 Bed | 2 Bath | 3-Car Garage  
Whitney Ranch  
Offered at \$411,528



**5321 CARMEL DRIVE**  
3 Bed | 2 Bath | 2-Car Garage  
Whitney Ranch  
Offered at \$379,910



**5313 CARMEL DRIVE**  
3 Bed | 2 Bath | 3-Car Garage  
Whitney Ranch  
Offered at \$405,135



**Under Contract!**

**6025 PEBBLE BEND**  
3 Bed | 2 Bath | 2-Car Garage  
Pebble Bend Subdivision  
Offered at \$275,000



**Under Contract!**

**5541 POLAR BLUFF**  
4 Bed | 4 Bath | 2-Car Garage  
The Bluffs  
Offered at \$315,000



**Under Contract!**

**3815 THOMAS RD**  
3 Bed | 2 Bath | 3-Car Garage  
Thomas Heights  
Offered at \$364,457

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# PAT SIMENTAL

ASSOCIATE BROKER

**307.421.7436**

SOLDBySIMENTAL@AOL.COM

**crowcreekwyo.com**



## 6 LOTS LEFT!!



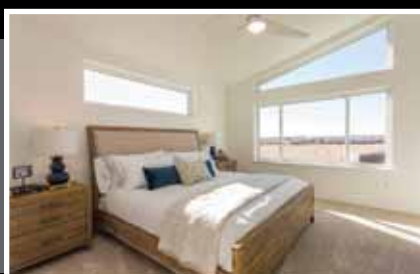
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HOMES™**

Reliable Homes. Reliable People.™



Executive Cottages	UNDER CONTRACT	WILDERNESS
	available	LOT 1 6400 SF
	available	LOT 2 6400 SF
	available	LOT 3 6400 SF
	available	LOT 4 6400 SF
	UNDER CONTRACT	LOT 5 6400 SF
	UNDER CONTRACT	LOT 6 6400 SF
	UNDER CONTRACT	LOT 7 6400 SF
	UNDER CONTRACT	LOT 8 6400 SF
	UNDER CONTRACT	LOT 9 6400 SF
Come soon!	available	LOT 10 6400 SF
	available	LOT 11 6400 SF
	available	LOT 12 6400 SF
	available	LOT 13 6400 SF
	available	LOT 14 6400 SF
	SOLD	LOT 15 6400 SF
	SOLD	LOT 16 6400 SF
	SOLD	LOT 17 6400 SF
	SOLD	LOT 18 6400 SF
	SOLD	LOT 19 6400 SF
RED FEATHER TRAIL	available	LOT 20 6400 SF
	available	LOT 21 6400 SF
	available	LOT 22 6400 SF
	available	LOT 23 6400 SF
	available	LOT 24 6400 SF
	available	LOT 25 6400 SF
	available	LOT 26 6400 SF
	available	LOT 27 6400 SF
	available	LOT 28 6400 SF
	available	LOT 29 6400 SF

The CROWCREEK Executive Cottages (The Alpine) are built to last making this the last home move you will have to make. As the Leader in modern design for Cheyenne we made sure they were Designed to make every inch count. With main floor living you will absolutely fall in love for the long-haul. Basements are fully finished on each one. Though we can do any with unfinished basements apron request. These Homes are priced to sell and have all the bells and whistles you expect in a CROWCREEK home.



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**#1 PROPERTIES**

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# the WRANGLER series



## WHITNEY RANCH

1,326 SF main floor with covered concrete patio and full 8' unfinished basements with 2-car garage and garage door opener.

- Four elevations available
- Gas fireplace
- Quartz countertops
- Air conditioning
- Back vinyl fence
- Front & back landscaping
- 1-pc fiberglass tub/shower enclosures in both baths
- Available early spring 2020
- Starting at \$344,900 with full unfinished bsmt



...and all of the beautiful finishes you expect from Frauendienst Quality Homes!



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307.630.0528  
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**KIM SUTHERLAND**  
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**WHITNEY RANCH**

























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4830 BUTCH CASSIDY TRAIL  \$768,000 7BR   6BA   4-car garage 77197.mistiewoods.com	10355 WIND DANCER ROAD  \$585,000 4BR   4BA   2-car garage 77454.mistiewoods.com	8824 CLEAR VIEW CIRCLE  \$585,000 5BR   4BA   10-car garage 76441.mistiewoods.com	5407 CARMEL DRIVE  \$495,000 3BR   3BA   4-car garage 77020.mistiewoods.com	1836 BREEZY WAY  \$491,900 3BR   2BA   3-car garage 76901.mistiewoods.com	7203 N. MILLIRON ROAD  \$485,000 5BR   5BA   2-car garage 77572.mistiewoods.com
LOTS 3-4-5-6 CARMEL DRIVE  GORGEOUS NEW CONSTRUCTION - CALL FOR DETAILS!	1415 SCENIC RIDGE  \$474,542 5BR   3BA   3-car garage 76850.mistiewoods.com	277 F QUARTER CIRCLE LOOP  \$437,900 3BR   2BA   2-car garage 77211.mistiewoods.com	5411 CARMEL DRIVE  \$419,900 3BR   2BA   4-car garage 77029.mistiewoods.com	3923 HAYES AVENUE  \$375,000 5BR   3BA   2-car garage 77611.mistiewoods.com	1921 SILVERTON DRIVE  \$325,000 5BR   3BA   2-car garage 77289.mistiewoods.com
4722 LINDEN WAY  \$265,000 4BR   2BA 77405.mistiewoods.com	3483 FOXCROFT ROAD  \$259,900 4BR   2BA   1-car garage 77556.mistiewoods.com	1803 HUGUR AVENUE  \$255,000 4BR   2BA   2-car garage mistiewoods.com	605 MEADOWLARK LANE  \$255,000 5BR   3BA   1-car garage 77453.mistiewoods.com	3415 DILLON AVENUE  \$224,900 3BR   2BA   1-car garage 77672.mistiewoods.com	1423 W 31ST STREET  \$210,000 3BR   2BA   1-car garage 77383.mistiewoods.com
320 HUNTERS WAY  \$189,900 3BR   3BA   2-car garage 77395.mistiewoods.com	310 HACIENDA COURT  \$159,900 2BR   2BA   1-car garage 77641.mistiewoods.com	1015 CAREY AVENUE  \$159,900 2BR   2BA   1-car garage 77640.mistiewoods.com	209 HACIENDA COURT  \$159,900 2BR   2BA   1-car garage 77639.mistiewoods.com	1884 ROAD 109  \$135,000 3BR   3BA 76335.mistiewoods.com <small>HUD owned property, case# 591-139326. HUD homes are sold As Is. Managed by CHRONOS SOLUTIONS. View details at HUDHomeStore.com.</small>	TR 2 & 3 N. TABLE MTN LOOP  \$35,000 EACH 77615.mistiewoods.com 77617.mistiewoods.com



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NEW HOMES  
COMING SOON!*

MLS #	ADDRESS	PRICE	SUBDIVISION
75389	306 ORANGE ST	\$372,508	COUNTRY HOMES
75513	LOT 52 CIRCLE HEART LN	\$395,000	COWBOY RANCH SO.
75514	LOT 51 CIRCLE HEART LN	\$425,000	COWBOY RANCH SO.
75512	LOT 50 CIRCLE HEART LN	\$487,500	COWBOY RANCH SO.
75510	LOT 47 CIRCLE HEART LN	\$489,900	COWBOY RANCH SO.
76850	1410 SCENIC RIDGE DR	\$474,542	ROCKING STAR RANCH
75515	3640 BLUE FEATHER TR	\$349,900	SADDLE RIDGE
75516	3644 BLUE FEATHER TR	\$349,900	SADDLE RIDGE
75517	3700 BLUE FEATHER TR	\$370,205	SADDLE RIDGE
75520	3711 THOMAS RD	\$339,800	THOMAS HEIGHTS
75836	3712 SAHLER ST	\$360,000	THOMAS HEIGHTS
75518	LOT 3 THOMAS RD	\$369,900	THOMAS HEIGHTS
77028	LOT 11 EDISON CT	\$417,270	THOMAS HEIGHTS
77015	1623 LITTLE STAR DR	\$431,400	WEST RIDGE ESTATES
77508	LOT 3 CARMEL DR	\$393,000	WHITNEY RANCH
77029	5411 CARMEL DR	\$419,900	WHITNEY RANCH
77512	LOT 5 CARMEL DR	\$419,900	WHITNEY RANCH
77509	LOT 4 CARMEL DR	\$459,900	WHITNEY RANCH
77020	5407 CARMEL DR	\$495,000	WHITNEY RANCH
77514	LOT 6 CARMEL DR	\$495,000	WHITNEY RANCH



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Woods**  
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[WWW.SUMMITVIEWLLC.COM/FLOOR-PLANS](http://WWW.SUMMITVIEWLLC.COM/FLOOR-PLANS)



All homes feature a minimum of 2-car garage, 9' bsmt. walls with 3 - 5x5 egress windows, & radon mitigation.

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New Construction  
 starting at \$299,900!

- Summit View Construction is providing all new floorplans, decked out with upgrades including 2 x 6 construction!
- Hardwood and Tile flooring! Granite countertops in kitchen and master bath! Massive master suite complete with luxurious master bath and soaker tub!
- Gorgeous kitchens with breakfast bar or islands! Vaulted ceilings! Gorgeous soft-close drawers in kitchen and bathroom! Solid plywood cabinetry. Central A/C. Absolutely Stunning!
- 100% Rural Development Financing may be available!
- Summit View Construction provides a limited 10 year structural warranty and a Limited 1yr systems warranty and 4 yr Extended warranty through First American Home Buyers Protection Plan.

*\*Warranty applies only to the new Saddle Ridge models.*

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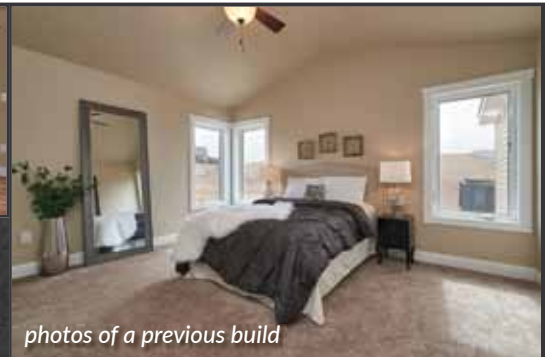


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# 2395 BRIDGER DRIVE



photos of a previous build



## FULLY COMPLETE!

Beautiful new ranch style currently under construction in Yellowstone North subdivision on 5 acres. Lovely open design, 3 bedrooms, 2 baths, generous 2 car garage, fabulous finishes including Schroll Alder cabinets, granite counters, hardwood floors. Unfinished basement. \$469,000

*Kim Sutherland*

307.630.1488 | kim@cheyennehomes.com

*a brilliant choice in new construction*

*several acreage lots to choose from!*

## 625 Carlson Street



Right in the heart of North Cheyenne. Shop with garage-10' doors. Corner lot with great traffic.

Zoned MUB. \$550,000

## 3619 Carey Avenue



Just a gem of a home! This classic "white brick" Avenues home features an updated kitchen, 2 bedrooms, 2 baths, fireplace, a finished basement, an oversized lot, and a 2 car garage all for only \$324,000

\* Certified Residential Specialist  
\* Ninja Certified



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# The Volk Team

wendyvolk.com



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**Wendy Volk**

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## 1065 VIRGINIA ROAD



Close-in affordable rural home on 6 acres with horse shed and corral. Three bedroom, two bathroom. Spacious two-car detached garage. Newly painted interior and lots of mature landscaping. Fantastic views! \$235,000  
[www.WendyVolk.com](http://www.WendyVolk.com)

## 1315 W. 6TH AVENUE



Elegance prevails in this stunning home in the heart of The Avenues! Open floor with 4 BR, 3 BA, 3 fp & 2 car attached garage. Updated gourmet kitchen adjoins formal dining room and living room to create a warm and relaxing atmosphere. Updated bathrooms throughout. Newly renovated home office. Enchanting back yard with courtyard, bistro lights, outdoor fireplace with lush park-like setting. Home filled with all the extra amenities your family will enjoy! \$499,000 [www.76447.WendyVolk.com](http://www.76447.WendyVolk.com)

## LAND



## PRONGHORN CROSSING

Here's a prime site location for building multi-family units and rental property. Newly platted subdivision with approved site plan. Plans approved for 3 four-plexes and possible 3 duplexes or 2 six-plexes. Note: There has been no site preparation or infrastructure completed. All plans may be transferred to new owner. \$250,000

[www.75610.WendyVolk.com](http://www.75610.WendyVolk.com)

## 715 E. 15TH STREET



## FOR LEASE

Centrally located office/warehouse with 7 loading bays. Office re-modeled 5 years ago with 6 private offices and a conference room. 12,000 sq ft fenced yard. 220 power in several locations and air compressor lines in place. Property is located on a Union Pacific Railroad ground lease. \$4790/mo NNN lease.

[www.76516.WendyVolk.com](http://www.76516.WendyVolk.com)

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# The Volk Team

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## 1920 THOMES AVENUE



### FOR SALE OR LEASE

Prime six-story downtown commercial office building directly across from Cheyenne Civic Center, City of Cheyenne Government Complex, Municipal Building and brand new Civic Center Commons Project. Excellent corner location with convenient hub access for commercial office, city, county, and state office. Total building area of 35,454 sq ft +/- (5,909 sq ft +/- per floor). Newly paved, off-street parking lot with 88 assigned parking spaces. Entire Site 32,868 sq ft +/- . Building priced at recent appraisal. \$2,200,000

## 2020 CAREY AVENUE



### FOR LEASE

Perfectly-situated Downtown Cheyenne nine-story high rise office building "For Lease". Property encompasses an entire city block with 2 off-street parking lot with assigned parking spaces. Across from City/County Government Corridor. Excellent corner location with convenient hub access for commercial office, city, county, and state office accessibility. Two elevators. Walking distance to WY Capitol. Variety of office suitesizes available. Annual Lease Rate \$18 per square ft (gross lease). Move-in ready.

[www.WendyVolk.com](http://www.WendyVolk.com)

### FOR SALE



## CROSSROADS CENTER

The Crossroads Center encompasses over 14 acres and is situated at the southeast edge of Cheyenne, just 1.3 miles from I-80. Zoned MUB (Mixed Use Business Emphasis) within the city limits. Call for details.

[www.41293.WendyVolk.com](http://www.41293.WendyVolk.com)

### FOR SALE OR LEASE



## 118 EVELYN STREET

Large 15,378 sq ft+ commercial office building quietly tucked away in Harper Valley Industrial Subdivision on a 1.04 acre lot. Currently used for commercial office but previously as office/warehouse use. Space configuration includes private offices, conference rooms, multi-purpose/training rooms, kitchen areas, and ADA restrooms. Ample off-street paved parking. Close to US Interstate 25 and US Interstate 80 Interchange. Conveniently located off Southwest Drive and West 5th Street. For Sale or Lease.

[www.74594.WendyVolk.com](http://www.74594.WendyVolk.com)



The best shovel-ready development on I-80. Over 200 acres within city limits, zoned Light Industrial (LI), Heavy Industrial (HI) and Commercial. Direct access to U.S. Interstate-80 at the Campstool Road Exit Interchange. All city utilities, with available high-speed fiber optic data transmission. Parcels range from one to 20 acres. Lots starting at \$257,004.

[www.campstoolbusinesspark.com](http://www.campstoolbusinesspark.com)

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BUSINESS PARK

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J-S RANCH  
LAGO DEL NORTE  
PRAIRIE SUNSET  
ROCKING STAR RANCH  
SKYVIEW ESTATES  
WALDEN TRACTS**

**READY NOW!**



**2697 I-25 SERVICE ROAD**

Tract 1 Costalez Ranch  
7.68 +/- Acres  
ERIC MODEL  
2 Bedrooms | 2 Baths | 2-Car Garage  
**\$359,900**  
November 2019 Completion  
www.75193.WendyVolk.com

*Under Contract!*



**1565 STAR PASS ROAD**

Lot 3 Rocking Star Ranch - 4.63 Acres  
HANNAH MODEL  
3 Bedrooms | 2 Baths | 3-Car Garage  
December 2019 Completion  
**\$424,900**  
www.74129.WendyVolk.com

*Photo is of a previous build.*



**1692 NORTH RIDGE DRIVE**

Lot 132 Rocking Star Ranch - 8.23 Acres  
HANNAH MODEL  
3 Bedrooms | 2 Baths | 3-Car Garage  
September 2020 Completion  
**\$434,900**  
www.76518.WendyVolk.com

*Photo is of a previous build.*  
*Under Contract!*



**3634 PATRICK ROAD**

Tract 2 Walden Ranch - 35 Acres  
MADISON MODEL  
2 Bedrooms | 2 Baths | 2-Car Garage  
October 2020 Completion  
**\$310,000**  
www.76520.WendyVolk.com



**1838 CAREFREE LANE**

Tract 13  
3.85 +/- Acres in Lago del Norte  
ADDY MODEL  
3 Bedrooms | 2 Baths | 2-Car Garage  
**\$429,900**  
May 2020 Completion  
www.WendyVolk.com



**2429 SUNSHINE DRIVE**

Tract 18  
3.85 +/- Acres in Lago del Norte  
HANNAH MODEL  
3 Bedrooms | 2 Baths | 2-Car Garage  
**\$419,900**  
May 2020 Completion  
www.WendyVolk.com

*Photo is of a previous build.*  
*Under Contract!*



**3739 CHUCK WAGON ROAD**

5.10 +/- Acres in J-S Ranch  
July 2020 Completion  
MADISON MODEL  
2 Bedrooms | 2 Baths | 2-Car Garage  
**\$299,900**  
August 2020 Completion  
www.75749.WendyVolk.com



**TR. 47 MARK ROAD**

Tract 47 Walden Ranch - 35.35 Acres  
HANNAH 3 MODEL  
3 Bedrooms | 2 Baths | 2-Car Garage  
March 2021 Completion  
**\$399,900**  
www.77664.WendyVolk.com



**595 MARK ROAD**

Tract 38 Walden Ranch - 35 Acres  
ADDY MODEL  
3 Bedrooms | 2 Baths | 2-Car Garage  
September 2020 Completion  
**\$389,900**  
www.76599.WendyVolk.com

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## 1827 Copperville Rd.



Come take a look at this lovely two bedroom, two bath home with a two car garage. It is totally ready for new owners! \$160,000



## 1862 Oxford Drive



Great location. Brick home in Eastridge Subdivision. Lovely 3 BR could easily be 4 BR - room is currently used as a workout/office area. New finishes including new carpet & updated baths. 1 car attached garage & 2 car detached heated garage w/ workshop area. \$250,000



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*The best time to buy a home is always five years ago.*



### 2439 Road 218 \$419,900

Beautiful Earth Berm home with lots of natural light, an open floor plan and a large great room with Wood Stove. Large Master suite, large eat-in kitchen with island and awesome plant room with hot tub. Beautiful view of open land to the South as well as a 30x50 steel loafing shed just waiting for your horses. Additional 10.2 acre lot to the East with first right of refusal to the buyer of this outstanding property.

**Wendy Owen**  
REALTOR®

307-631-5547  
wendyowen@cheyennehomes.com



**Stefanie Illingworth**  
REALTOR®

307-421-5378  
stefanie@cheyennehomes.com



### 3057 Forest Dr \$240,000

Fresh and clean home with tons of charm! Sun-filled main floor w/ hardwood flooring & beautifully updated kitchen. Private backyard w/ 2-car detached garage, alley access, & space for RV parking! Home sweet home!



### TR 92 Happy Jack Rd \$75,000

8.4 acres on Happy Jack Road adjacent to Bunkhouse Bar & Grill. Creek runs through property. A portion of the property is in the FEMA 100 year flood plain.

**Jim Walford**  
REALTOR®

307-630-3455  
jimwalford@cheyennehomes.com



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UNDER THE *stunning*  
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*all you need to know*

