

# Preview

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Volume 40 | Number 4

APRIL 2022

# REAL ESTATE GUIDE

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*Preview* **APRIL 2022**  
**REAL ESTATE GUIDE**

ON THE COVER...



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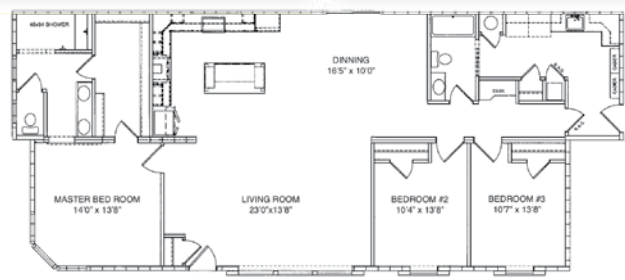
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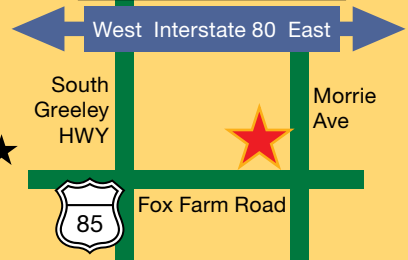


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**New Listing**



**1077 S. Mule Trl. • \$619,000**  
New home by Double T Construction, Emerald Model. This lot has amazing views to the south and the west, just minutes from town. Over 1,700 sq. ft. of living space on the main floor, with an unfinished walk-out basement. Gorgeous finishes; to name a few, granite countertops throughout, solid oak flooring in the living room, kitchen, dining, mud room and entryway. Plush carpet in the bedrooms. Cabinets, window sills and mantle over the fireplace are knotty alder. 6.60 acres. Estimated completion mid July.

**Dana Diekroeger • 421-7593 #84802**



**1001 E. 22nd St. • \$367,900**  
This is a unique property in that there is a 2,240 sq. ft. commercial building on this lot with the home. The commercial building is occupied as a daycare center. The home has tons of natural light, lots of storage and gorgeous hardwood floors. To schedule a personal showing, please call Century 21 Bell, 307-635-0336.

**Linda Weppner • 630-0955 #84662**



**Linda Weppner**  
Broker/Owner  
630-0955



**Connie Webb**  
Broker Associate  
630-7637

**New Listing** **Under Contract**



**Windsong Ranch • \$675,000**  
Windsong Ranch is located 25 minutes east of Laramie or 25 minutes west of Cheyenne in Buford, WY. The 250.59 acres has only been used for cattle grazing a few months out of the year. The northern and eastern part of the land backs up to the USFS which allows for a subdivision of up to 5 lots as well as a COE permit allowing road construction across Crow Creek. Topography is breathtaking with heavy trees, rock formations, pastures and wildlife.

**Dana Diekroeger • 421-7593 #85112**

**New Listing** **Under Contract**



**2203 Silverton Dr. • \$410,000**  
Beautiful, updated and inviting ranch-style home located on a corner and cul-de-sac. Living room with gas fireplace, main floor bedroom with 5-piece bath. Kitchen has huge butcher block center island, granite countertops and lots of storage, includes a walk-in pantry. Two more bedrooms and laundry on main floor. Finished basement has a family room and 2 more bedrooms with a full bath. Walking distance to parks and schools.

**Dana Diekroeger • 421-7593 #85113**

**New Listing** **Under Contract**



**304 Apricot St. • \$450,000**  
What a great opportunity to own this beautiful, like new home! It has 2 master suites both with walk-in closets. There is an extra room to use as an office, workout room or whatever you choose. The backyard is ready for those summer BBQs with a covered patio and is fully landscaped.


**Judy Edgar • 631-1126 #85092**




**Dana Diekroeger**  
Sales Associate  
421-7593



**Judy Edgar**  
Sales Associate  
631-1126



**Michael Cassat**  
Sales Associate  
630-7143



**Mike Hutton**  
Sales Associate  
630-2735

**New Listing** **Under Contract** **Under Contract**



**1518 E. 14th St. \$267,000**  
Centrally located near Holliday Park and the YMCA. Ranch-style home with 2 large bedrooms, updated kitchen and bathroom. Basement is unfinished with another room/family room. Living room is very open with high ceilings and a spacious sun room.

**Dana Diekroeger • 421-7593 #84896**

**Under Contract**



**2291 Road 218 • \$629,900**  
You want to live in the west? Well, this is the property for you! This home sits on 10 acres just north of the city. Easy access to I-25. There is storage galore in this home, a jetted tub, a wood stove and pellet stove for cozy warmth. This property is preferred for horse operations. The barn/arena is nearly 14,000 sq. ft. with a total of 27 stalls, feed room, hay storage, tack room and more. This definitely a "one-of-a-kind" offering.

**Linda Weppner • 630-0955 #84773**



**Tract 3 Blue Willow Ln. \$165,000**  
Oh, what a view! As you look west you will enjoy seeing the foothills, Table Mountain and more. The placement of your new home provides a quiet paradise just a few minutes from Cheyenne. 5.3 acres will certainly accommodate a barn, outbuilding, detached garage and more. The perfect homesite.


**Linda Weppner • 630-0955 #83888**




**Tracy Wilson**  
General Manager  
632-2355



**Gary Gonzalez**  
Broker Associate  
640-0855



**Rob Higgins**  
Broker Associate  
631-0448



**Trenille Young**  
Sales Associate  
262-9617

**Under Contract**



**5308 Constitution Dr. • \$550,000**  
Gorgeous ranch-style home in Sunrise Estates, close to schools, parks and the greenway. Open floor plan, but still has traditional dining/living room areas. Very large kitchen with a center island, new stainless appliances, granite countertops and pantry. Off the kitchen is a wonder deck with a pergola to enjoy the Wyoming summers and landscaped backyard with patio. Beautiful Italian tile entry, hardwood floors with top of the line new carpet on the main floor. Basement is finished with 2 large bedrooms.

**Dana Diekroeger • 421-7593 #85009**




**Tract 3 Silver Fox Ln. \$165,000**  
This spectacular lot has the perfect terrain for a walk-out. In addition, the views from this property are awesome as you look out to the foothills and mountains to the west. Located on Silver Fox Lane, it is just minutes to Cheyenne. Your new country home will be perfect on this lot.

**Linda Weppner • 630-0955 #83880**




**Tract 1 Silver Fox Ln. \$165,000**  
This a prime building lot just minutes from the city. Paved access to the corner of this lot. Be surrounded by the wonderful rolling hills of Wyoming as you plan the site of your new home.

**Linda Weppner • 630-0955 #83884**



**Taryn Nemec**  
Sales Associate  
214-6840



**Rowan Bennett**  
Sales Associate  
970-215-7002



**Under Contract**



**4310 South Pass Trl. • \$90,000**  
Just outside of the Cheyenne city limits in the quiet South Fork Subdivision, this home is move-in ready, just for you! Open concept with beautiful kitchen finishes, stainless steel appliances, a gas range, LOTS of cabinet space, recessed lighting, space for dining, kitchen island and central A/C. Outside is a fully equipped insulated shed with electric, a work bench and built-in shelving. Five-piece master bath, with very unique placement of the spa-like tub, separate vanities, his and hers closets and shower stall.

**Asha Bean • 286-0269 #84998**

**Commercial Lease**



**4620 Grandview #201**  
This space is located in the Avanti Piazza in the heart of the Dell Range corridor. Previously leased as a medical facility this space is highly suitable for medical offices such as chiropractic, testing centers, or a myriad of other medically related uses. There are multiple rooms for examination purposes complete with a bathroom in each. While the former use was perfect, this multi-use space would adapt well to an office environment as well. There is a reception area, break rooms and plenty of storage. For lease.

**Linda Weppner • 630-0955 #81761**

**Under Contract**



**TBD Grant Ave. • \$3,500,000**  
This 18.92+/- parcel is zoned MUB (Mixed Use Business) and provides multiple possibilities for the potential use. This would include retail, restaurants, housing to include townhomes, twin homes, condos, affordable housing units and a host of other opportunities. This land is located along the re-developing W. Lincolnway corridor. Designated as an Urban Renewal area, development funds may be available through the URA board. This is an exciting offering.

**Linda Weppner • 630-0955 #83905**



**Tammy Tschacher**  
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631-2885



**Asha Bean**  
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286-0269



**Shannon Moyte**  
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365-7866



**Sharon Christensen**  
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640-4156

**Commercial Lease**



**5801 Yellowstone Rd. Lease**  
A great opportunity to lease on Yellowstone with high visibility. Approximately 3,000 sq. ft. of prime office space.

**Judy Edgar • 631-1126 #82618**

**Price Change**



**Tract 2 Eagle Ranch Estates \$149,900**  
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**Lot 3 Arena Lane**



**\$390,000**

Beautiful country acreage close to Cheyenne. 36.99 Acres fully fenced, water well and electric are in, large loafing shed/barn and corral for your horses or livestock are in place, with an indoor riding arena membership potential almost next door at Riata Ranch Arena and Event Center.

**TBD New York Road**



**\$110,000**

6.36 acres with views of private ranch land and hills to the south, peaceful, almost end of the road property. Close to Crystal and Granite reservoirs and Curt Gowdy State Park.

**TBD Road 140**



*Under Contract*

**\$592,000**

**TBD Road 138**



*Sold*

**\$140,000**

**Cathy Anderson**

**307-214-0687**

canderson@propertyex.com



**JAMIE COLE**



**307.630.8929**

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**6179 Rd. 206 • \$495,000**



Enjoy beautiful views of the Bluffs living on 60 acres without covenants. Ranch home, open floor plan, stained wood trim. Plenty of living space, 4 bedrooms, 2½ baths. Master suite, large bath, new shower and bonus room! Property is fully fenced. Large barn, 2 other outbuildings, new windows and doors. Sold "as is, where is". Plumbing, electrical, HVAC, roof and well water inspections are completed. Repairs seller is completing are scheduled.



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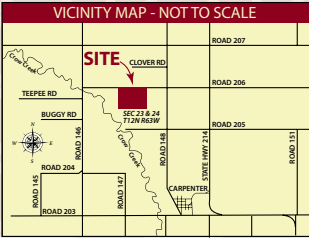
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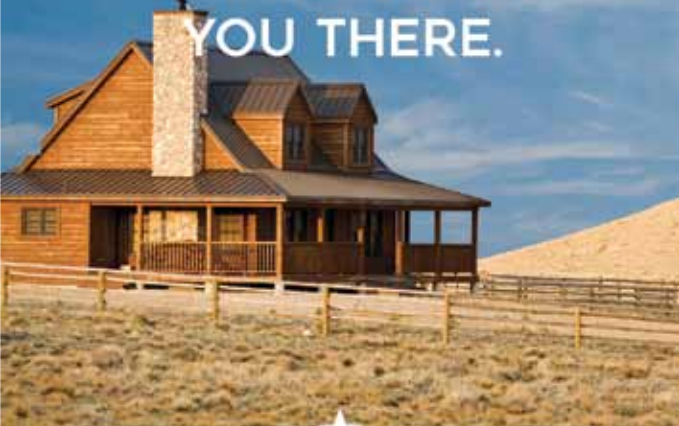
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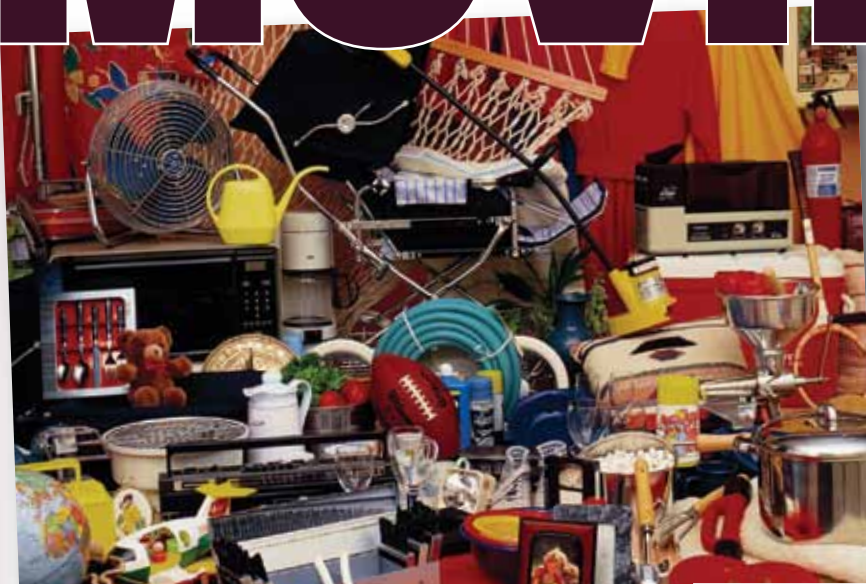


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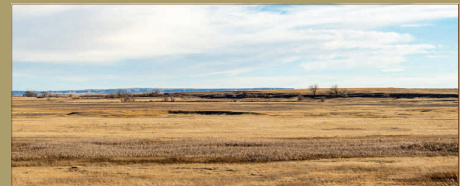


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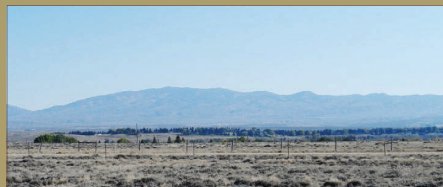


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**LOT 2 SUNRISE HILLS \$95,000**

Wonderful building lot with nice city and distant mountain views. Nearly 9000SF in size, this lot would be ideally suited for a raised ranch or 2 story home. Tap fees are paid per BOPU and connections are at the curb. Call for more information.



**LOT 9 SUNRISE HILLS \$120,000**

Wonderful building lot with exceptional city and Rocky Mountain views. This lot is 10,500SF in size and would be ideally suited for a raised ranch or 2 story home. Two nice sized trees are on the lot and the tap fees are paid per BOPU, with connections at the curb. Call Scott or Lisa for more information.



**3720 SUNRISE HILLS \$479,900**

- Striking 4BR, 2BA remodeled rancher w/ great views of city & distant mountains. Nearly everything is new
- 2BR up, full BA, 2BR down, full BA, FR, 3 new egress windows. New furnace, new AC, new roofs.
- Oak floors on main level, new addition off the front, white kitchen w/granite. Huge, detached 4+ car garage.



**881 WEST RD \$360,000**

- 3BR, 2BA ranch style home on 4.57 acres with a 31 x 35 Quonset outbuilding.
- Modern finishes throughout including flooring, cabinetry, counters. Vaulted ceilings, pellet stove.
- Fenced acreage, horses and 4-H allowed. Country living only 20 minutes to town!



**1518 CROOK AVE \$275,000**

- 4 Bedroom, 2 Bath ranch-style home in great central location.
- Birch kitchen, tile flooring, separate dining room, living room, updated windows on main level
- Partially finished basement includes 2BR, BA, and great space for a future family room. Nice!



**521 PERSONS RD \$320,000**

- This hidden gem sits on a double lot allowing room to add an outbuilding
- It has 3 bedrooms, 2 bathrooms, spacious LR with fireplace, a 1 car garage and attached storage shed.
- Many updates and improvements to be found throughout including updated kitchen, bathrooms, flooring, lighting



**715 SOUTH FORK RD \$139,900**

- 3BR, 2BA manufactured home on its own fenced lot in South Fork Mobile Home Park.
- Attractive luxury vinyl plank flooring, newer carpet, vaulted ceilings.
- Tucked in the back of the park with mature trees, large yard, utility shed.



**5701 MICA BLUFF \$755,000**

Beautiful new home in the desirable Bluffs subdivision. All of Dan Gregg's fabulous finishes incl top quality cabinetry, quartz counters, porcelain tile baths, master suite w/ gorgeous walk-in shower, double sinks, large soaker tub, walk-in closet. Fully maint-free stone & stucco ext, complete landscaping, fence. This home is spoken for but we have others in the works.



**5709 MICA BLUFF \$665,000**

Dan Gregg Construction's newest floorplan. The Boulder, is under construction in the desirable Bluffs subdivision. Top quality finishes throughout incl custom cabinetry, solid surface counters, porcelain tile in the baths, custom walk-in shower, full maint-free exterior, full landscaping & fencing. This 4BR, 3BA, 3-car garage home is pending but we have others starting now. Contact us for more information.



**5710 JADE BLUFF \$615,000**

Beautiful new Dan Gregg Construction home in desirable Bluffs Subd. All of Dan Gregg's fabulous finishes incl. top quality cabinetry, quartz counters, porcelain tile baths, master suite w/ gorgeous walk-in shower, dbl sinks, soaker tub, walk-in closet. Brand new Boulder plan with spacious covered deck. Fully maint-free stone & stucco ext, complete landscaping, fence. June 2022 completion.



**4723 HICKORY PLACE \$200,000**

- 3BR, 2BA condo in a great central location. Many updates, laundry upstairs for convenience.
- Main floor has newer laminate flooring, newer countertops in kitchen.
- Separate dining, enclosed rear yard/patio. HOA is \$260/month and includes water, sewer, garbage, insurance.



**306 3RD STREET, \$324,800**

- Wonderful new construction in Chugwater WY offers 3BR, 2BA, 2-car garage. All one level living.
- Attractive white cabinetry and laminate counters, tile floors in kitchen, dining, bath, carpet in LR and BR's.
- City services on this great lot. Just minutes to I-25 and then a short commute to Cheyenne or Wheatland.



**2614 PIONEER AVE \$429,900**

Impeccably maintained commercial office bldg conveniently located just blocks from the State Bldgs. & downtown. Offering private offices, conference rm, work areas, reception & significant storage in bsmt, 3rd floor & det. garage, this sterling property is ideally suited as a law, accountancy, or management office. Off-street parking spaces, detached garage & peaceful covered patio.



Scott & Lisa  
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### 808 WEST 20<sup>TH</sup> STREET

Located in the heart the West Edge District within Downtown Cheyenne, offers 16,000+ square feet of Class A office space with over 50 parking spaces. Headquarters for Taco Johns International, the building is equipped with a full kitchen, a full multimedia Training facility able to handle over 75 participants & over 50 individual office areas. Multiple conference rooms and break rooms. Building is zoned Light industrial and has a 10 foot high drive in door. **\$2,210,000**



**LARRY SUTHERLAND**

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CHEYENNES HOMETOWN REALTOR

**BOB SCOTT**



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**PENDING!**

#### 1217 SHERMAN MOUNTAIN LP.

Grand, executive home w/ 6 BR, 6 BA, grand entry & galleria, formal living & dining rooms, butler's service area, gourmet kitchen w/ exceptional cabinet & counterspace accented by a 4x8 granite island. Sunken entertainment room, wet bar & surround sound. Master suite boasts two walk-inclosets, sitting area & a seven piece master bath. \$830,000



**PENDING!**

#### 2909 SPRUCE DRIVE

Exceptional Mountview Park home! Unique floor plan, on a corner lot, maintenance free exterior, 2 car garage, newer kitchen and baths. Fantastic location! \$345,000



**PENDING!**

#### 3326 DUFF AVENUE

Great little project! Lots of new! Appliances, cabinets, and new counters!

\$220,000

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**NEW LISTING!**



**1807 SPRUCE DRIVE**  
LISTED AT: \$375,000

Welcome to the attractive Silvergate Addition! 3BD, 3BA, 2-car garage. Wonderful curb appeal in a picture-perfect neighborhood! Soaring vaulted ceilings! Finished basement w/ additional living space! Marvel at the westerly views from the 2nd story master suite! Updated windows, newer furnace, sprinkler system, 5-piece master bathroom w/ soaker tub! Lovely oak kitchen cabinetry & an adjacent dining space which looks out into lush, mature landscaping. Centrally located! A blissful home to bloom in!

**UNDER CONTRACT!**



**580 W 7TH STREET**  
LISTED AT: \$272,000

Freshened up w/ some new paint & carpet, this delightful home is ready to take you in! Complete w/ 4BD, 2BA, & 2-car detached garage, this wonderful property is the perfect place to start out your home ownership adventures or further your investment opportunities! The home has metal siding, updated kitchen & bathrooms, central A/C, & more! Perfectly situated on a corner lot boasting generous yard space, fully fenced, w/ alley access & the coziest front porch to take it all in! Affordable & so much to offer!

**UNDER CONTRACT!**



**1427 HARVEST WAY**  
LISTED AT: \$739,900

Scenic horizons & unobstructed sunrises will surely be enjoyed from this 39+ acre property perfect for quiet country living! Built in 2008, this home features a sunlit & open main floor layout w/ 5BD & 3BA, 30'x40' & 24'x24' outbuildings set up for animals & toys! Wonderfully cared for w/ many comforts including hardwood flooring, central A/C & vacuum, ABC Seamless steel siding & stucco siding, main floor master & laundry rooms, Harman pellet stoves, plentiful rec & storage space! Rural living at it's best!



Stefanie

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### 2900 CAREY AVENUE

Turn of the Century 2 Story on stately Carey Ave. Gorgeous home that is absolutely charming. Formal foyer, living room, music room, formal dining room & country kitchen. Main floor family with wood burning fireplace & solar room. Upper level has master suite with grand en-suite bath with free-standing tub, huge walk-in closet and private balcony. 4 bedrooms, den with built-ins & a craft room. Beautiful stairway. Truly one of Cheyenne's Gems! **\$1,100,000**



### 716 E. MUSTANG RD.

Close-in ranch in immaculate condition. Featuring vaulted-beamed ceilings, formal dining plus a breakfast area w/ patio door out to 2-tiered deck & delightful backyard. Mature landscaping. Galley kitchen w/pantry. Main floor laundry. 3b BR on main level. Master bedroom w/master bath & walk-in closet. 3 car detached garage. 1.20 acres natural gas & cable TV. RV parking. Exceptional home. **\$459,900**



### 5017 WINDMILL RD.

Lovely bi-level home. Great location. Close to Frontier Mall & grade school. There are 4 bedrooms & 2 bathrooms. Main bedroom in garden level w/ walk-in closet. Sun room with a deck off the the dining area. Garden level is finished w/ famiy room w/ door out to the backyard. 1-car attached garage. Fenced backyard. **\$294,900**



### 2304 E. 11TH STREET

Affordable bungalow. Handyman special. Two bedrooms, gas log stove. All one level living. Two car detached garage with alley access. Being sold "As Is" condition. **\$129,900**

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**TR. 87  
CANYON DR**

Brand-new construction by Leaning Tree Homes in Yellowstone North Subdivision, just 9 miles north of Cheyenne.

Spacious, open, ranch-style floor plan (The "John Plan") featuring 3 bedrooms, 2 baths, & oversized 2-car attached garage with an unfinished basement.

Located on 4.53 +/- acres. Granite kitchen countertops. Central air conditioning. Tranquil close-in rural property located off US Interstate 25 and Ridley Road (Exit 21). This brand home is under construction and scheduled to close June 2023. \$595,000



**TRACT 2 ROAD  
147**

Proposed Brand New Home by Leaning Tree Homes in new Cross Tie Ranches Subdivision, just off US Interstate 80 & Carpenter Road Exit. Ranch-style "John Plan" with open floor plan featuring 3 bedrooms, 2 baths, 2-car attached garage with unfinished

basement. Tranquil 13 acres. June 2023 completion. Directions: US I-80 East to "Carpenter/Burns Exit" (Exit 386). Turn right onto Wyo State Highway 214 towards Carpenter. Go 4.88 miles & turn right onto County Road 206. Head east 1.5 miles to Road 147 & turn left. \$572,400



**TR 9 LEWIS  
GORDON RD**

Proposed Brand New Home by Leaning Tree Homes in new Cross Tie Ranches Subdivision, just off US Interstate 80 & Carpenter Road Exit. Ranch-style "Hannah Plan" with open floor plan featuring 3 bedrooms, 2 baths, 2-car attached garage and an unfinished

basement. Tranquil 13 acres. June 2023 Completion. Directions: US I-80 East to "Carpenter/Burns Exit" (Exit 386). Turn right onto Wyo State Highway 214 towards Carpenter. Go 4.88 miles & turn right onto County Road 206. Head east 1.5 miles to Lewis Gordon Road. \$568,400



**TR 10 LEWIS  
GORDON RD**



Proposed Brand New Home by Leaning Tree Homes in new Cross Tie Ranches Subdivision, just off US Interstate 80 & Carpenter Road Exit. Ranch-style "Arya Plan" with open floor plan featuring 3 bedrooms, 2 baths, 2-car attached garage with unfinished

basement. Tranquil 13 acres. Anticipated completion June 2023. US I-80 East to "Carpenter/Burns Exit" (Exit 386). Turn right onto Wyo State Highway 214 towards Carpenter. Go 4.88 miles & turn right onto County Road 206. Head east 1.5 miles to Lewis Gordon Road. \$530,400



**TR 15 LEWIS  
GORDON RD**

*Under Contract!*

Brand New Rural Home by Leaning Tree Homes just 35 miles east of Cheyenne. Popular ranch-style "Eric Plan" open floor plan featuring 2 bedrooms, 2 baths, 2-car attached garage with unfinished basement. Spectacular sunrises and sunsets can be appreciated year-round.

Tranquil property on 13 acres. June 2023 Estimated Completion. US I-80 to Carpenter/Burns Exit (Exit 386). At the bottom of the exit ramp, turn right onto WY Highway 214. Go 4.88 miles. Turn right onto Road 206. Go 1.5 miles to Lewis Gordon Rd. \$489,400



**1715 FLEISCHLI  
PKWY**

*Under Contract!*

One-Level Commercial Office conveniently located 1 mile west of Historic Downtown Cheyenne, near strategic intersection of US Interstate 25 and US Interstate 80. Over 10+ private offices, conference room, kitchen/break room, two restrooms

& a welcoming reception area. Paved off-street parking for 20+ vehicles with paved circle driveway. Exterior of building has minimal-maintenance with split-face concrete walls, metal roof & gutters. Mature landscaping. For SALE OR LEASE. \$820,000 or \$16/SF



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**The Volk Team**  
[wendyvolk.com](http://wendyvolk.com)

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## 1714 Logan Avenue



Charming office space in a great location! 3-4 lovely offices plus reception area, storage and multi-use spaces. Updated electrical & updates for high speed internet, central A/C, courtyard area, handicap accessible ramp, on-street parking plus 3 dedicated parking spots on concrete slab, detached garage for more parking or storage. Come take a look! For Lease - \$1,500/mo.



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**Allee Williamson**  
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 allee@cheyennehomes.com

*new land listing!*



### TRACT 12 FALCON RIDGE - 37.23 ACRES

Excellent building opportunity on private maintained road within approx. 11 miles from city limits. Cul-de-sac tract backs up to 640 acres of state land. Perfect to build your new home. Western vistas with some rolling topography. \$235,000



*under contract!*



### 5816 & 5818 TOWNSEND PLACE

2 homes sold as a package: main house has 3 bedrooms, (possibly 4) plus an office. The smaller house has 1 bedroom, 3/4 bath, stackable washer, dryer, and efficiency kitchen. Two-car garage plus carport with alley access. Fenced backyard. North location - just under 1 acre. \$495,000



**Bonnie BERRY**  
 307.630.5444  
 bonnieberryrealtor@gmail.com



**Melissa SWALLA**  
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**1425 E. P STREET, TORRINGTON, WY.**

18 unit apartment complex in East Torrington, WY across the street from Lincoln Elementary School. All units are 2 BR, 2 BA units, wall A/C, tile floors & open living/kitchen/dining area with an average \$700 per month rent per unit. Tenant pays for their own electric. Exterior is stucco, metal roof, fire suppression system throughout the complex. \$1,425,000



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Lakeshore Tract - Public Water Utility A rare opportunity to own a WY Public Water Utility in Glendo, WY. This water utility serves over 120 homes in and around Glendo Reservoir area and includes 3 wells, well equipment, one 20k gallon storage tank & another 7500 gallon water storage tank, all distribution lines, pump houses and equipment, software, and all easements. The main well is 1157 feet deep and hits the Madison/Frontier aquifer. \$695,000



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- 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 through First American Home Buyers Protection Plan.

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

## *New Building in:*

- Whitney Ranch • Saddle Ridge
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**5505 OPAL DRIVE**



Photo of previous build



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5BR | 4BA  
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Photos of previous build



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**2208 ARROWLEAF DRIVE**



Photo of previous build



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**1018 HACIENDA COURT**



**offered at \$222,000**  
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**#1 PROPERTIES**  
SPRING 2022

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*all you need to know*

