

*Preview*

WYOPREVIEW.COM  
Volume 33 | Number 12  
**DECEMBER 2015**

# REAL ESTATE GUIDE



Southeast Wyoming's  
**Premier Real Estate Guide!**

# FREE





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**Deb**

Renneisen  
Rang

286-5858

Associate Broker/Owner  
deb@sellcheyenne.com



**Corey**

Rang

640-3148

Broker/Owner  
info@sellcheyenne.com

### FEATURED HOME



**4957 Thunder Ridge Road**  
**\$429,000**

5 Bed • 3 Bath • 3-Car Garage  
• 3,408 Sq. Ft. • 10.51 Acres

### HOMES FOR SALE

**Tr. 62 — Spring Creek • \$35,000**

5.68 Acres, West off Horse Creek

**403 Walker Road • \$129,000**

4 Bed • 2 Bath • 1-Car • 1,632 Sq. Ft.

**317 Hacienda Court • \$129,900**

2 Bed • 2 Bath • 1-Car • 912 Sq. Ft.

**1020 Hacienda Court • \$130,900**

2 Bed • 2 Bath • 1-Car • 912 Sq. Ft.

**1017 Carey Avenue • \$133,900**

3 Bed • 2 Bath • 1-Car • 1,008 Sq. Ft.

**5631 Atlantic Drive • \$138,400**

2 Bed • 3 Bath • 2-Car • 1,702 Sq. Ft.

**1131 Lummis Court • \$144,000**

4 Bed • 2 Bath • 1,776 Sq. Ft.

**6914 Manhattan Lane • \$179,900**

3 Bed • 2 Bath • 1-Car • 1,332 Sq. Ft.

**2822 Olive Drive • \$339,900**

5 Bed • 3 Bath • 2-Car  
• 3,000 Sq. Ft.

### WRAP HOMES FOR SALE FIRST TIME HOME BUYERS

**1330 Cleveland • \$157,000**

2 Bed • 2 Bath • 2-Car • 1,824 Sq. Ft.

**824 Cahill Drive • \$182,900**

4 Bed • 2 Bath • 2,424 Sq. Ft.

**602 E. 21st Street • \$199,900**

3 Bed • 2 Bath • 2-Car • 1,746 Sq. Ft.

### HUD HOMES FOR SALE

**2418 East 11th Street • \$75,000**

1 Bed • 1 Bath • 1-Car • 818 Sq. Ft.

**4075 Winterset Drive • \$135,000**

3 Bed • 2 Bath • 2-Car • 2,200 Sq. Ft.

**4729 Moran Avenue • \$170,000**

3 Bed • 2 Bath • 2-Car • 1,950 Sq. Ft.

**4412 East 7th Street • \$185,000**

3 Bed • 3 Bath • 1-Car • 2,583 Sq. Ft.







**Brad  
Barker**  
214-3719

brad@sellcheyenne.com



**Lindee Wiltjer 631-4620**  
lindee@sellcheyenne.com

**909 PHOENIX DRIVE \$184,900**



**Sun Valley**  
• 5 Bed, 2 Bath, 1-Car  
• 1,656 Sq. Ft.  
• Big Backyard  
• Great View

**3096 BIG PRAIRIE BOULEVARD \$399,900**



**North Location**  
• Custom Built  
• Brick Home  
• 3 Bed, 2 Bath, 3-Car  
• 35.46 Acres



**Krista  
Boyer**  
286-6160

krista@sellcheyenne.com

**513 EAST 26TH STREET \$129,900**



**Historic Cheyenne**  
• 2 Bed, 1 Bath  
• 960 Sq. Ft.  
• Fenced Backyard  
• Alley Access



**Wes  
Mutchler**  
214-3099

wes@sellcheyenne.com

**2930 HENDERSON \$190,000**



**Close to School**  
• 3 Bed, 1 Bath  
• 2-Car Oversized  
Garage  
• Corner Lot



**Happy Holidays**

**THERESE  
JELINSKI**  
307-421-1754  
therese@sellcheyenne.com



**Chris  
Isenberger**  
640-5643

chris@sellcheyenne.com



**Katherine  
Fender**  
275-4975

katherine@sellcheyenne.com

**1827 COPPERVILLE \$124,900**



**Well Maintained  
Townhouse**  
• 2 Bedrooms  
• 2 Baths  
• 2-Car Garage

**1007 TWIN MOUNTAIN ROAD \$440,000**



**Country Living,  
Close to Town!**  
• 4 Bedrooms  
• 3 Baths  
• 3-Car Garage  
• 2.2 Acres



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## RENOVATING

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- Translucent roof lets in plenty of light
- Job site storage for tools & materials
- Excess furniture storage



## STORAGE

Cost Effective

- 12', 16' & 20' containers
- No shuttling to a storage unit
- Load at your leisure
- Onsite storage for festivals and events



## MOVING

New Home Not Ready?

- Declutter before showing your home
- We will deliver to your new home when you are ready
- Can't immediately move into your new home? We can provide temporary storage





**Mortgages**

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**Jeff Taylor**  
Mortgage Loan Director  
307-778-6304  
jtaylor@wvista.com  
NMLS # 262145



**Janell Ettestad**  
Mortgage Loan Originator  
307-778-6332  
jettestad@wvista.com  
NMLS # 460730

# Expenses. Budgeting. Inventory.

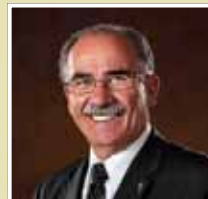
Business is complicated.  
Banking solutions  
shouldn't be.

- Equipment Loans
- Business Deposit Accounts & Services
- Business Lines of Credit
- Business Credit Cards
- Commercial Real Estate Loans
- Small Business Administration Loans

## Tools for Business



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**Mick Finnegan**  
Business Banker  
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307-287-9463 C  
mfinnegan@wvista.com



# Preview REAL ESTATE GUIDE

ON THE COVER...



THE PROPERTY EXCHANGE

See page 30

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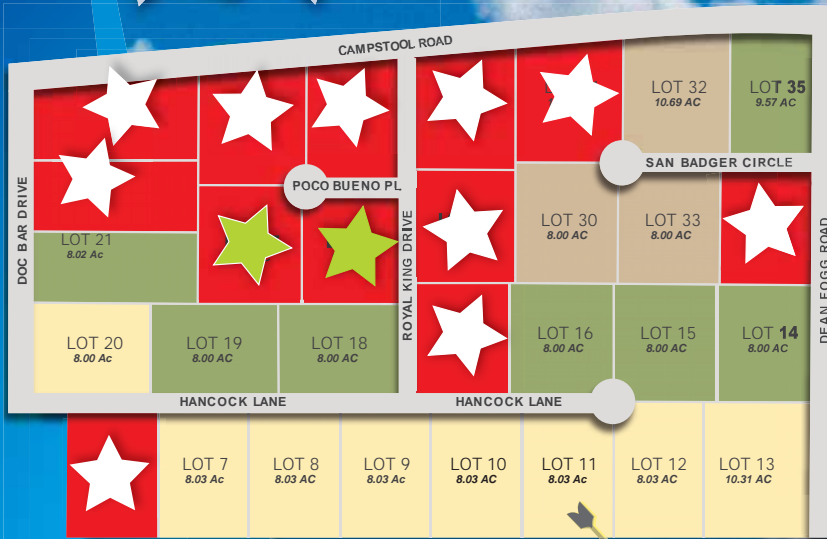
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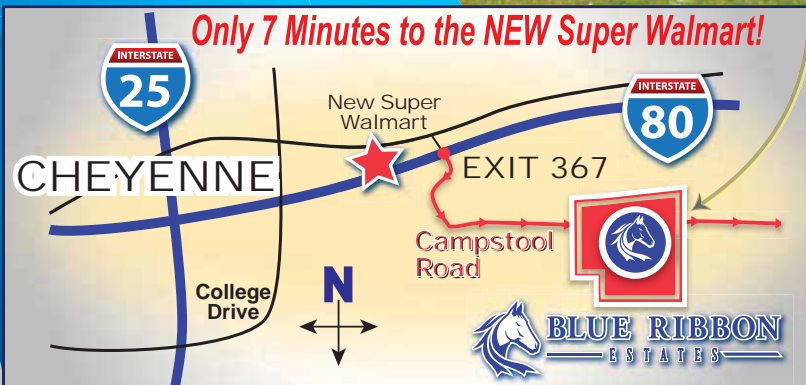
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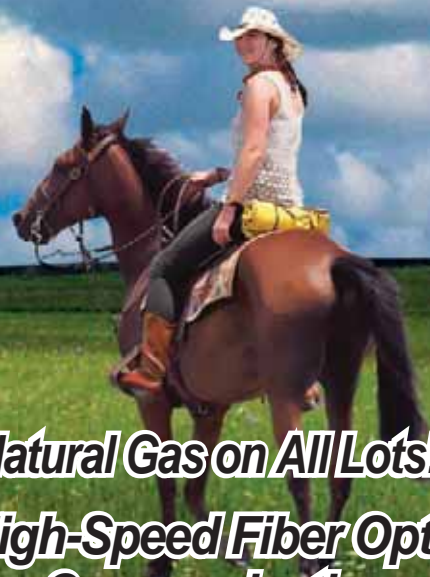


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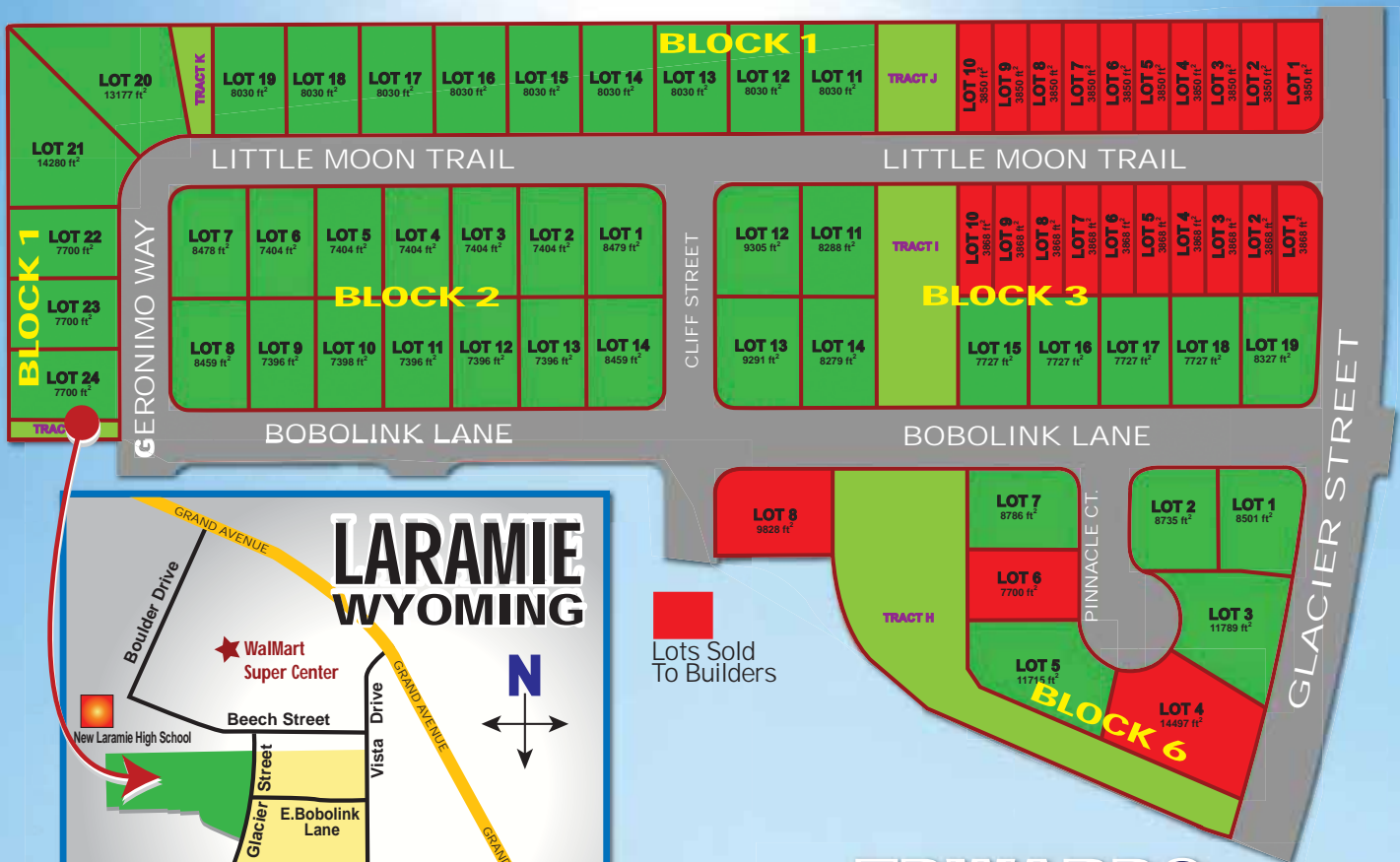




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## FOR SALE



**3117 Jackson St. • \$179,000**  
3 Bedrooms • 2 Baths  
2-Car Garage



**1106 E. 5th Ave. • \$165,000**  
3 Bedrooms • 1 Bath  
1-Car Garage



**Tr. 19 Star Pass Rd. • \$56,000**  
5 Acres right off the pavement in Rocking Star Ranch. Great views!

## FOR RENT



**523 W. 27th St.**  
Commercial Office  
Space for Lease, 3  
Spaces Left.  
Call for  
More Information



**1946 Garrett St.**  
1 Bedrooms,  
1 Baths  
**\$600 per month  
Plus Utilities**



**750 W. 2nd St.  
Unit D**  
2 Bedrooms,  
1.5 Baths,  
**\$800 per month  
Plus Electric/Gas**



**115 Montalto Dr.  
#20 B**  
3 Bedrooms, 2  
Baths Townhome  
**\$1,100 per month  
Plus Electric/Gas**



**2318 Morrie Ave.**  
2 Bedrooms,  
1 Bath, Garden Level  
Apartment, 1-Car  
**\$800 per month  
Plus Electric/Gas**

**207 W. 17th St.**  
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307.221.3139



**Patty LAWTON**  
ASSOCIATE BROKER  
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**TONI McQUEEN**  
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# 'Tis The Season 2015

A PROJECT OF THE  
CHEYENNE BOARD OF REALTORS®  
PUBLIC RELATIONS COMMITTEE

On behalf of the Directors, Members, and Staff  
of the Cheyenne Board of REALTORS® and  
their Affiliates, we want to express a heartfelt

*Thank You*

*to everyone involved in the project in any way  
for your generosity, care and concern, and your  
wonderful Christmas Spirit!*

## REALTOR® Ring Day Friday, December 4th

**Cheyenne REALTORS® will be ringing the bells from 10:30 am - 5:00 pm at KMart, Walgreens on Dell Range, Hobby Lobby, King Soopers & Big Lots!! Every dollar raised stays in Cheyenne and funds vital Salvation Army programs like food & housing!**

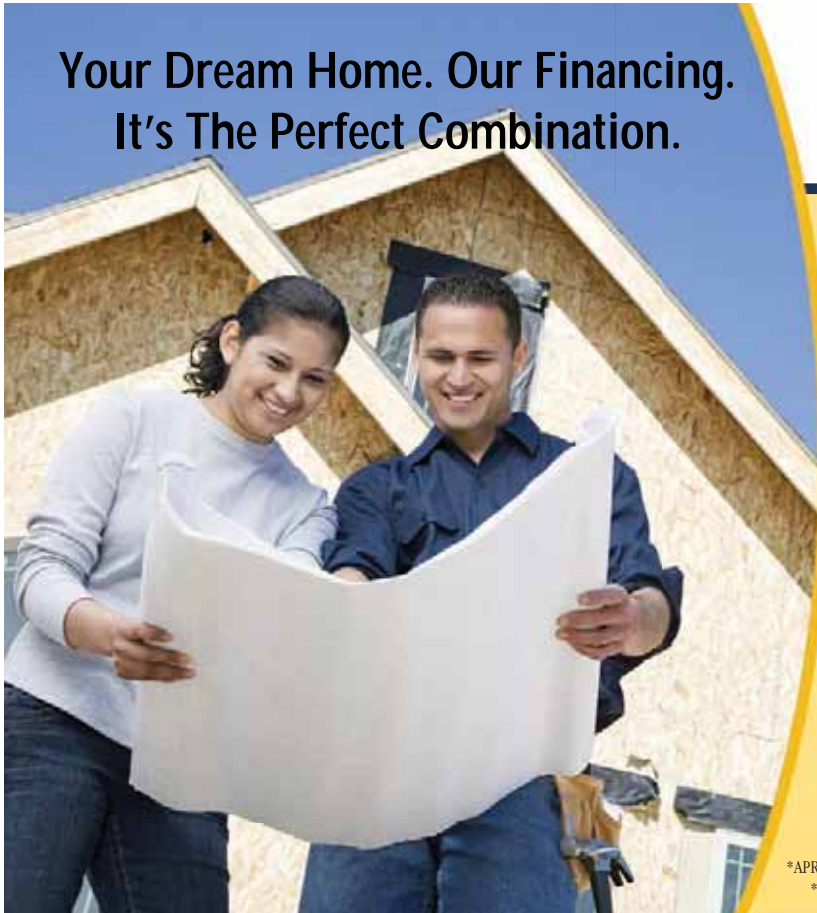


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**Connie Webb**  
 Broker Associate  
 630-7637



**Dana Diekroeger**  
 Sales Associate  
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**Judy Edgar**  
 Sales Associate  
 631-1126



**Cathy Connell**  
 Sales Associate  
 286-2570



**Ronald "Ron" Rabou**  
 Sales Associate  
 630-3616



**Becky Minnick**  
 Sales Associate  
 630-6298



**Sam Van Riper**  
 Sales Associate  
 331-1770



**NEW LISTING**  
**2624 Sagebrush Ave.**  
**\$219,900**  
 What a nice home located close to an elementary school. The beautiful backyard features a pond & mature landscaping. With a little work, the basement could have 2 more bedrooms & a bath. Do not pass up the opportunity to see this home & the wonderful possibilities.  
**Connie Webb • 630-7637 #62403**



**NEW LISTING**  
**1527 Copperville Rd.**  
**\$120,250**  
 A nice townhome with 2 bedrooms, 2 baths, 2-car detached garage & close to elementary school & park. Will sell quickly. There is a small backyard. Great home for snowbird or investor.  
**Connie Webb • 630-7637 #62405**



**NEW LISTING**  
**104 Columbus Dr.**  
**\$162,500**  
 You don't want to miss this home! It is move-in ready, complete with 4 bedrooms, 2 baths, fenced front & back yards & a covered patio to spend your summer evenings on. The list goes on & on! Call today to see for yourself.  
**Judy Edgar • 631-1126 #62509**



**NEW LISTING**  
**700 Beech Ave. • \$202,500**  
**Pine Bluffs, WY**  
 Very nice multi-level home on a large corner lot located in the town of Pine Bluffs. This home offers 3 bedrooms, 2 baths, 2-car attached garage & a family room on the lower level that includes a wet bar & indoor BBQ grill. The fenced backyard has lots of trees. For more information, visit [www.homepath.com](http://www.homepath.com).  
**Max Minnick • 421-4906 #62532**



**UNDER CONTRACT**  
**1653 Blues Dr. • \$259,900**  
 Move-in condition. Open floor plan, kitchen has lots of counter space, cabinets & a pantry. Main floor has brand new carpet & paint. High vaulted ceilings with 3 bedrooms on the main floor, master has 5-piece master bath with jetted tub. The downstairs is a walk out basement with wet bar, office, bedrooms, bathroom & huge family room, pool table & sauna included. New landscaping & freshly stained deck.  
**Dana Diekroeger • 421-7593 #62563**



**NEW LISTING**  
**855 Hermosa Rd. • \$399,900**  
**Laramie, WY**  
 A beautiful home with unbelievable views! This 2-story home has 4 bedrooms, 4 baths, 2-car attached garage & a finished walkout basement. Enjoy the great outdoors & the views of the mountains, rock formations & wildlife from the back deck that stretches the length of the house. For more information, visit [www.homepath.com](http://www.homepath.com).  
**Max Minnick • 421-4906 #62516**



**NEW LISTING**  
**5042 Redmond Rd.**  
**\$138,500**  
 A very spacious home with 5 bedrooms & 2 full baths with tons of potential. Home offers vinyl siding, newer windows & 2 furnaces. Perfect location - near schools & shopping.  
**Gary Gonzalez • 640-0855 #62607**



**PRICE REDUCED**  
**3015 Dey Ave. • \$103,900**  
 Nice brick home in an older area of town. The rooms are nicely sized, there's a master suite off sun porch & the yard is fenced. Property was built prior to 1978 and lead-based paint potentially exists.  
**Connie Webb • 630-7637 #61876**



**PRICE REDUCED**  
**2967 Kelly Dr. • \$155,900**  
 Large home near elementary school with 4 bedrooms & 2 baths. Fenced backyard with a patio. The walk-out basement is finished but not windows, it will take you to the backyard. There is a 1-car attached garage with a workshop. Property was built prior to 1978 & lead-based paint potentially exists.  
**Connie Webb • 630-7637 #62233**



**PRICE REDUCED**  
**3422 Yucca Dr. • \$210,000**  
 A classic beauty in Cole Addition. This home offers a large kitchen & dining area, new flooring, fresh paint, under cabinet lighting, new refrigerator, Gill windows, a large basement family room with indirect lighting, craft room/den that could be a 5th bedroom, a 22x13 basement shop area & much more! All located in a quiet neighborhood & great location - close to schools, park & community pool.  
**Rob Higgins • 631-0448 #62186**



**NEW LISTING**  
**309 Lexington Ave.**  
**COMMERCIAL LEASE**  
 This is a great warehouse/shop opportunity near the I-80 & College Drive interchange. It is just a couple blocks from the new east Wal-Mart, which has a service/fuel station on the corner just 1 block from this property. In addition the base rent of \$6/sq. ft., there is \$1/sq. ft. CAM for a total monthly lease payment of \$1204.58. This unit has a 14' overhead door in addition to the pass door.  
**Linda Weppner • 630-0955 #62605**



**NEW LISTING**  
**1622 Madison Ave.**  
**\$110,500**  
 This cute 3 bedroom, 1 bath home has a 1-car oversized attached garage, large lot with easy access to Greenway & has lots of room for improvements. This is a Fannie Mae HomePath property.  
**Max Minnick • 421-4906 #62577**



**NEW LISTING**



**522 Road 138 • \$349,000**  
This nearly 5,000 sq. ft. home all on 1-level features 4 bedrooms with large walk-in closets & full private baths in each! This home has large rooms including living room, spacious family room, formal dining room, eat-in kitchen & a master bedroom with 5-piece bath & large walk-in closet bigger than most bedrooms. A bonus of this property is the 41x58 metal shop with a full studio apartment with central heat & A/C!

**Max Minnick • 421-4906 #62591**

**NEW LISTING**



**T-62 Bandit Blvd. • \$70,000**  
Own a piece of Wyoming in the beautiful Diamond B Ranch just 25 minutes northeast of Cheyenne, off of US Highway 85. There are rolling hills, native grass, wildlife & all for your personal & peaceful enjoyment.

**Rob Higgins • 631-0448 #62620**

**NEW LISTING**



**3717 Gunsmoke Rd. \$204,900**  
A beautiful twin home located in Saddle Ridge featuring a spacious kitchen & living room on the main level, as well as 3 bedrooms on the upper level. The basement is just waiting for your finishing touches.

**Max Minnick • 421-4906 #62586**

**NEW LISTING**



**1505 Arnold St. • \$194,900 Laramie, WY**  
A very nice tri-level home with 3 bedrooms & 2 baths, 1-car attached garage & a finished basement with walkout access. The sliding door off the dining room leads to a nice sized concrete patio & a fenced backyard with lots of trees. For more information visit [www.homepath.com](http://www.homepath.com).

**Max Minnick • 421-4906 #62514**

**BACK ON THE MARKET**



**5701 Continental Pl. • \$239,900**  
Very nice home in Sunrise Estates! Close to schools & beautiful Sunrise Park. This home offers a very open & bright floor plan with a large kitchen, living room, separate dining room & a basement that is ready to be finished as you wish. Located on a large corner lot with a fully fenced backyard.

**Max Minnick • 421-4906 #60978**

**BACK ON THE MARKET**



**809 Blair St. • \$109,900 Pine Bluffs**  
Enjoy small town living in this great starter home or a very nice home for anyone who needs 2 bedrooms. This home also has 2 baths & all appliances stay, including the washer & dryer. A super clean home with new carpet throughout, nice landscaping & a fenced backyard.

**Marvin McNally • 220-8340 #62093**

**UNDER CONTRACT**



**3934 E. 10th St. • \$165,000**  
Great home for the money! Brand new updated kitchen with stainless steel appliances, hardwood floors, 3 bedrooms on the main floor plus a finished basement & a huge fenced backyard with covered patio.

**Dana Diekroeger • 421-7593 #61971**

**PRICE REDUCED**



**6759 Hitching Post Ln. • \$328,400**  
Awesome open floor plan & vaulted ceilings, lots of windows to brighten the spacious rooms, eat-in kitchen with lots of counter space & hickory cabinets, separate dining, main floor laundry, split bedroom floor plan that offers a huge master & large bedrooms. Fully finished basement with family room, 2 bedrooms & 1 bath. Saddle Ridge Park is just across the street.

**Cathy Connell • 286-2570 #62125**

**PRICE REDUCED**



**855 N. Cedar St. • \$79,900 Laramie, WY**  
Cute little bungalow in Laramie. One bedroom, 1 bath, all on 1-level. Low maintenance siding. Brand new roof. Fully fenced yard with well established trees & 2 storage sheds. This would make a great investment property or 1st home. For more information, visit [www.homepath.com](http://www.homepath.com).

**Max Minnick • 421-4906 #61875**

**PRICE REDUCED**



**10516 Millron Rd. \$269,000**  
If you love horses, don't pass up this setup! If safety matters, this is it! Spectacular home and horse setup with tack room and stalls. Horse lovers, this home is for you!

**Gary Gonzalez • 640-0855 #62251**


**PRICE REDUCED**



**817 Montclair Dr. • \$329,900**  
Move-in ready, 2-story home, over 3,000 sq. ft. of finished space. Updated kitchen has Hickory soft close cabinets, Corian countertops & oak hardwood floors. Large family room with surround sound & new cork floors! Huge master suite with a 5-piece bath with jetted tub! Fully finished basement with family room, 2 more bedrooms & full bath. Secluded backyard, with trees & hot tub.

**Max Minnick • 421-4906 #61522**

**PRICE REDUCED**



**10 Cottontail Dr. • \$165,000 Laramie, WY**  
A huge 5 bedroom ranch-style home on almost ¼ acres with city water, natural gas, fully fenced & room for a garage. This split bedroom design has a huge master with a master bath. Kitchen is also very large with an abundance of counterspace & cabinets.

**Mike Hutton • 630-2735 #61963**



**Mary Myers**  
Broker Associate  
630-4233



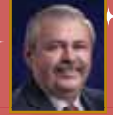
**Marv McNally**  
Broker Associate  
634-2220



**Max Minnick**  
Sales Associate  
421-4906



**Rob Higgins**  
Broker Associate  
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**Mike Hutton**  
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**Melanie Wernick**  
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**2044 Canyon Dr.  
\$389,000**

Spacious berm home, 4 bedrooms, den, 3 baths, large 3-car garage, on 11 acres. Vaulted ceiling, thermal windows, new carpet. Peaceful patio with water garden off the master bedroom. The 2014 custom-built barn is the perfect horse set up with storage for everything and large hay loft. Pastures are fenced and cross fenced. Call Jeff for more information.



**Jeff Tray**

Broker  
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Email: jefftray1@gmail.com



**Amy M. Fox**

Sales Associate  
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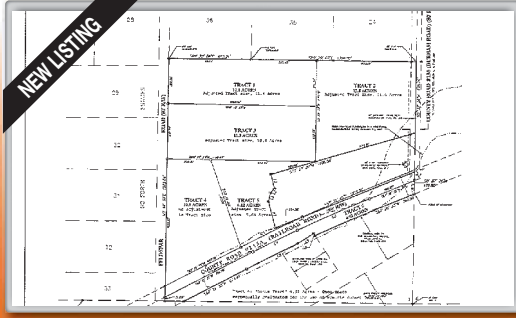
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Lot 3 is 10.60 acres, priced at \$55,650.  
Lot 4 is 10 acres, priced at \$55,000.

Call Donna • 220-8021

## 1124 Melody Ln. • \$234,900



Don't miss out on this great listing in Harmony Meadows. This ranch style home has 3 bedrooms up and 1 down plus 2 extra rooms that could be used as bedrooms. This home is handicap accessible with chair lift down to basement and a walk-in tub in the master bath. The sunroom addition is great extra area. Call Donna today to see this listing.

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## 787 Crow Creek Rd. • \$274,000



Awesome views of the Crow Creek Valley and Table Mountain. Three bedrooms, 3 full baths and a 2-car garage. 3,120 Total finished sq. ft. with 4-stall barn. Arena, mature trees and landscape. Great rural property.

Call Greg • 630-4825

## 2324 Seymour Ave. • \$239,000



Perfect in so many ways. This new listing has 4 bedrooms, 3 baths, updated kitchen and baths. New hardwood floors and so much more. The 4-car tandem heated garage is a plus. Don't miss out on this great new listing.

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## 126 Bear River • \$199,900



Don't miss out on this great new listing. This home has 5 bedrooms, 3 baths with over 2500 finished square feet. Fenced yard with sprinklers is a plus. Call Donna today to see this new listing.

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## 4704 Garnet Way • \$289,900

This wonderful new listing in the Crown Subdivision is perfect in so many ways. This home offers 3 bedrooms plus a bonus room upstairs. Gas log fireplace, central air and huge corner lot with a new vinyl fence and sprinkler system. Call Donna to see this great home.

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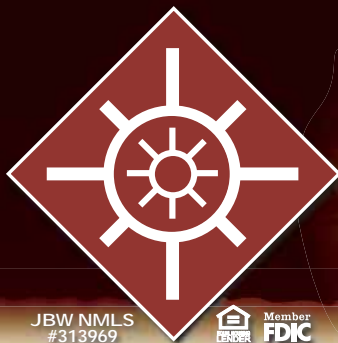
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Thomas Road



College Drive



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Broker/Owner  
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**Cherry Hall**  
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**2919 THOMAS DRIVE • \$387,000**



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**309 BOCAGE • \$198,000**



**NEW LISTING**

Affordable home, desirable neighborhood, lots to offer! Hardwood floors, main floor master, updated kitchen, large backyard with garden plot and finished basement.

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**727 CLEVELAND AVENUE**  
**\$198,500**



**UNDER CONTRACT**

Sun Valley ranch-style home that features 4 bedrooms, 2 baths and a 1-car attached oversize garage with bonus room off the back of the house great for entertaining friends. Finished backyard with park like atmosphere, sprinkler and fenced for your privacy.

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**678 SNAKE RIVER AVENUE**



**UNDER CONTRACT**

Nice home with low maintenance and well kept, enjoy the fenced backyard from the shady patio. Three bedrooms on one level with a master suite retreat on the lower level with a walk-in closet one only dreams of! With all the amenities, this is affordable living at it's best!

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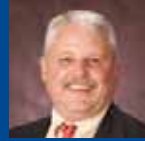
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<p><b>1869 Grizzly Gulch • \$489,000</b></p>	<p><b>2203 Cheyenne Pl. • \$164,900</b></p>	<p><b>7906 Trophy Dr. • \$417,000</b></p>
		
<p>Terrific floor plan and finishes with vaulted ceilings in the great room &amp; 9 ft. ceilings throughout. Some of the upgrades include granite countertops, Alder Cabinetry, hickory hardwood flooring, solid core interior doors upstairs, finished walk-out basement! Outside, 30x40 pole barn with concrete floors, water &amp; drain inside barn.</p>	<p>Corner lot home with a patio &amp; fenced front yard. Maintenance-free siding with newer windows. Inside notice the vintage design ceiling in the living room. Hardwood flooring upstairs, downstairs is just waiting for your finishing touches.</p>	<p>Close-in rural horse property with mature landscaping. Between the attached garages, find the perfect breezeway heated with a full bath. Second garage could easily be converted back to a horse barn, as all doors &amp; panels are there. Brand new appliances.</p>

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<p><b>4762 Moran Avenue • \$182,500</b></p> <p><b>NEW LISTING</b></p>  <p>Move-in ready with so much new! New carpet, hardwood floors, bathroom updates. Terrific tri-level with 3 bedrooms, 2 baths &amp; detached 2-car garage. Great landscaping, fenced, alley access, covered patio.</p>	<p><b>2932 Kelley Drive • \$213,000</b></p> <p><b>NEW LISTING</b></p>  <p>Across the street from elementary school sits this ranch-style home with established landscaping, block fence, shrubs. Interior of home has generous bedrooms, master has double closet. Loads of built-ins plus storage room. Vinyl windows. Family room with dry bar &amp; fireplace.</p>	 <p><b>Bonnie Berry</b></p> <p><b>307.630.5444</b>          bonnieberry@propertyex.com          www.TeamCheyenne.com</p>
<p><b>3706 Ostdiek Court • \$60,000</b></p> <p><b>NEW LISTING</b></p>  <p>Double wide manufactured home in established mobile home park near elementary school. This home boasts of spaciousness with 3 bedrooms, multiple walk-in closets, formal dining plus breakfast nook. Loads of cabinets in open kitchen, pantry, all appliances included. Located on cul-de-sac. Includes 2 sheds, fenced yard.</p>	<p><b>7143 El Camino Real • \$430,000</b></p> <p><b>NEW LISTING</b></p>  <p>Brand new rancher in the north location. Large rooms, massive walk in closet. Gas fireplace in master suite, hardwood floor, granite counter tops, tile, tray ceilings. Very open floor plan. Stacked stone gas fireplace in living room. Includes landscaping &amp; sprinkler system. 12x10 maintenance-free covered deck &amp; central A/C.</p>	<p><b>5425 Gateway Drive • \$349,750</b></p>  <p>Amazing rancher in north location with HOA clubhouse amenities including salt water indoor pool. Three bedrooms, formal dining with wet bar, living room with gas fireplace, open kitchen with pull out shelves, built-in desk, breakfast nook &amp; bonus room over garage.</p>
<p><b>5934 Ottawa Drive • \$343,000</b></p>  <p>Amazing rancher with loads of upgrades. Seven bedrooms, large master suite with 5-piece bath &amp; gas fireplace. Gourmet kitchen with granite countertops, 5-burner gas range, island, huge breakfast bar, step-in pantry. Partially finished basement-studded and wired.</p>	<p><b>2022 Bradley Avenue • \$159,000</b></p>  <p>So much new! New windows, new kitchen, new bathrooms, new carpet, new paint, new tile, new appliances, including a gas range &amp; the list goes on. Corner lot, detached 1-car garage. Three bedrooms, 2 baths. Move-in ready!</p>	<p><b>810 W. 2nd Avenue • \$205,000</b></p> <p><b>UNDER CONTRACT</b></p>  <p>Loads of remodeling. Enjoy this 3 bedroom home with hardwood floors, separate dining room, open kitchen, basement boasts of remodeled family room &amp; bathroom. Large laundry area with tile floor. Two-car tandem garage. Beautiful yard with two sheds &amp; alley access.</p>

*Merry Christmas and Blessings To All!*



*Cathy & Hank*



**Cathy Anderson**

Cell: 307-214-0687  
 canderson@propertyex.com • www.propertyex.com





**Remington Ranch Rd. \$125,000**

Gorgeous topography and views from these 2 tracts of land being sold together at Remington Ranch subdivision. 87.56 Acres!

**1026 Dan Ranch Road \$339,000**

Wow!! 40 acres, beautiful, almost new stucco home, close to Cheyenne. Have your own space around you!





*Under Contract*

**5608 Imperial Ct. \$225,000**

Gorgeous topography and views from these 2 tracts of land being sold together at Remington Ranch subdivision. 87.56 Acres!



<p><b>214 E. Allison Road</b> \$300,000</p> <p><b>NEW LISTING</b></p>  <ul style="list-style-type: none"> <li>• 2½ Acres Zoned MR</li> <li>• Great Development Property</li> </ul>	<p><b>4018 Rangeview Drive</b> \$1,250/month</p> <p><b>FOR RENT</b></p>  <ul style="list-style-type: none"> <li>• 3 Bedrooms • 2 Bathrooms</li> <li>• 2-Car Garage</li> </ul>
<p><b>429 Sierra Drive</b> \$210,000</p> <p><b>UNDER CONTRACT</b></p>  <ul style="list-style-type: none"> <li>• 3 Bedrooms • 2 Bathrooms</li> <li>• 2-Car Garage</li> </ul>	<p><b>INVESTORS!</b> \$500,000</p> <p><b>OFFICE BUILDING</b></p>  <p>Fully Leased Office Building!</p>



**Brenda Wilson**  
Associate Broker  
307-630-0403  
brendawilson@propertyex.com

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*honest. motivated. reliable*



**Jamie Cole**  
307.630.8929

**6407 Chickadee Drive • \$479,000**



Beautiful close-in large rural home on 4.01 acres. Eat-in kitchen with granite counters and formal dining area. Open concept great room with gas fireplace. Home features 5 bedrooms, 4 baths and a master suite with a suana.



**5701 Kennedy Drive • \$292,500**



Wonderful home with a main floor great room with a gas fireplace, large kitchen, roomy dining area, wood floors and a composite deck out the slide doors. Master with 5-piece bath and walk-in closet. Five total bedrooms 3 full baths and 2 laundry rooms!

**1224 Road 142 • Hillsdale, WY • \$245,000**



Covenant free living east of Cheyenne. Ranch-style home with an unfinished basement to make your own. Over 20 acres allow for plenty of room for your horses or other animals to roam. Easy living with all three bedrooms, two bathrooms and laundry on the main floor



**NOW LEASING!**

**JON PIETSCH** 

**631-1074**

E-mail: Jon@propertyex.com  
Web site: www.JonP.us

# DINNEEN BUILDING

Reserve your office or retail space today! One of the most prominent corners in Cheyenne, offering the best in exposure and prestige. Abundant parking and close proximity to Downtown Parking Garage. Imagine your business flourishing in this one of a kind project! More info at [Dinneendowntown.com](http://Dinneendowntown.com).

Location on Lincolnway/16<sup>th</sup> St.  
- Downtown's busiest street

**PARKING**

80 parking spaces on the block & across the street from the 700 space city parking structure w/ 2 hour free parking.

FIRST FLOOR LEASE SPACES

**YOUR NEW STORE**

**\$1950** \*Per month

FOR 1230 sq. ft. - see 1C or 1D below

**WONDERFUL VIEWS**



**1341 Mahogany Court • \$365,000**

Located close to Curt Gowdy State Park, 3,500 sq. ft. log home with abundant wildlife, & easy access to biking, fishing, hiking, & Cheyenne. The large eat-in kitchen has upgraded appliances & tile countertops. The main floor has hardwood floors. The master bedroom has a deck. Walkout basement, 2 jetted tubs & a wind generator highlight this home.

**SHOP ON ACREAGE**



**1726 I-25 Service Road**

Versatile 9,400 sq. ft. building with over 1,300 sq. ft. office space, 4 bedroom living quarters & over 6,000 sq. ft. of warehouse/shop space. The 23 acre lot provides plenty of space for outside storage with a paved access & parking. Lease today for \$5000/mo.

**FANTASTIC HOME**



**918 W. Pershing Boulevard • \$190,000**

Three bedroom, 2 bath ranch-style home. Located close to the main gate of FE Warren Air Force base. Private backyard with covered patio. New paint & updated baths. A 1-car garage is attached & the exterior is maintenance-free.

**2-STORY TERRIFIC**



**5831 Parkside Drive • \$275,000**

Five bedroom, 4 bath home with a manicured yard. The stainless steel appliances & open kitchen to a family room will keep everyone together. Spacious bedrooms & a large deck provides a relaxing getaway.

**STYLISH & AFFORDABLE**



**4709 Hickory Place • \$125,000**

Three bedroom, 2 bath townhome. Updated kitchen, quaint backyard, large master bedroom fits a king size bed. The first floor living & dining area allow for great convenience. A large storage area in a secured area.

**SPACIOUS TOWNHOME**



**5510 Hacker Drive • \$315,000**

All brick townhome with over 3,000 sq. ft. of living area. Maintenance-free exterior & manageable yard. Open floor plan, perfect for entertaining, large master suite & 2 large bedrooms. Attached 2-car garage for shop work & car storage.

**NEWLY-REMODELED**



**821 W. 27th Street • \$135,000**

Cute 2 bedroom, 1 bath bungalow. Everything is new-appliances, paint, cabinets, vinyl! A fenced backyard with a deck and patio will allow you to relax. An unfinished basement provides room for storage or expansion.

**CONVENIENTLY-LOCATED**



**1816 E. 17th Street • \$215,000**

Near Logan Avenue. Two-story building is Zoned Community Business allowing for many uses - church, daycare, office. Property also includes a 2-car garage. Priced at only \$72.11/sq ft.

**LEASED 7th Street • Great Downtown Location**

Super downtown retail or office space w/ updated amenities. Located just a half block from the city parking lot, this space will accommodate your most discerning clientele. With almost 3,000 sq. ft., your business will have room to flourish.

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# Cheyenne "MVT" Real Estate



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**Kevin Lenhardt**  
Associate Broker/Owner  
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bigun@kevinlenhardt.com



**720 East 21st Street • \$290,000**  
Victorian style home with certificate of registration, Rainsford Historic District. Beautiful original dark oak trim, crystal chandeliers, beveled glass built-in hutches, gorgeous hardwoods, large rooms, high ceilings, dining area & separate eat-in kitchen. Five bedrooms, 4 baths, 2-car garage! Corner lot, 50 year malarkey roof, hot water heat!  
**Liz Burgin • 640-3315**



**9501 Mason Road • \$825,000**  
The great Wyoming outdoors await you in this expansive rural property just a few miles north of Cheyenne. This 9.4 acre oasis features outdoor amenities including a large heated pool with electric cover, riding arena, round pen, 4,300 sq. ft. outbuilding, horse barn & loafing shed. Entertaining friends by the pool will be a breeze with your outdoor kitchen, large redwood deck, hot tub, gazebo & fire pit.  
**Tanya Keller • 287-8230**



**702 Killarney Drive • \$274,900**  
Remodeled ranch-style home, 6 bedrooms, 3 baths, 1-car attached garage plus 384 sq. ft. heated shop show with water sink, fully set up for welder, etc. Complete new kitchen & appliances, as well as baths & total basement with nice size family room, plus added bonus office area. New windows & gutters & beautiful refinished hardwoods!  
**Liz Burgin • 640-3315**



**2202 Bent Avenue • \$140,000**  
Nice 3 bedroom, 2 bathroom home. New paint inside and out. Many newly remodeled features including stamp concrete steps and front walk.  
**Jerry Ciz • 631-1359**



**210 2nd Avenue, Albin, WY • \$67,900**  
Charming 3 bedroom home with small town living. This updated home has been incredibly well cared for and has new windows. The upstairs attic has been turned into a cute bedroom perfect for children.  
**Tanya Keller • 287-8230**



**609 Little Valley Trail • \$28,000**  
Three bedroom, two bathroom mobile home.  
**Jerry Ciz • 631-1359**



**503 Gardenia Drive • \$207,900**  
Immaculate home with 3 bedrooms, 2 baths, 2-car garage! Open floor plan, nice size rooms, family room, lots of updates, large fenced back yard, maintenance free exterior, vinyl windows. Ready for you now!  
**Liz Burgin • 640-3315**



**3116 Acacia Drive • \$420,000**  
Great income property. Price is figured on a 9.5% cap rate. Great area and visibility. Updated interior, new landscaping. Handicap accessible. 2,400 sq. ft. on the main level as well as basement. Triple net lease in place.  
**Steven Lenhardt • 286-6438**



**2614 Maxwell Avenue • \$174,900**  
Charming home located close to downtown, hospital and parks! Remodeled kitchen, hardwood floors, main floor laundry, most main level windows have been updated, nice size basement family room and updated 3/4 bath. Landscaped yard with sprinkler system, covered front patio and private backyard patio with fenced yard.  
**Liz Burgin • 640-3315**



**5926 Blue Bluff • \$299,900**  
Wonderful Crest Ridge home, close to schools & shopping. Three bedrooms on the main level, master suite has a walk-in closet & huge jetted tub. Newer stainless steel appliances. Main floor laundry, fully finished basement with additional bedroom, bathroom & family room. Plus a 13,000+ sq. ft. lot!  
**John Watkins • 640-3315**



**10823 Red Sky Loop • \$429,900**  
Beautiful ranch-style home conveniently located just miles from Cheyenne on a paved road! Better than new with mature landscaping, privacy fence & brand new carpet. Fully finished, boasting 2 hot water heaters, central A/C, large wet bar in the basement & full dining.  
**Tanya Keller • 287-8230**



**940 Springtime Drive • \$310,000**  
Amazing horse property. House has 4 very large bedrooms, 3 full baths and a huge 3-car attached garage. Very large kitchen, 2 living room areas and large dining room area. Outside is a 40x60 Morton steel building with 4 stalls, wash bay, tac room, huge storage, automatic heated water and so much more!  
**John Watkins • 421-5516**

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*“Today in the town of David a Savior has been born to you; he is the Messiah, the Lord.”  
Luke 2:11 (NIV)*

**6860 Squash Blossom Trail • \$739,900**



A once-in-a-lifetime opportunity! This dream home features 7 bedrooms, 5 bathrooms, two 2-car garages and much more! All in the best location in Mustang Ridge! Please don't miss the chance to live in one of the finest houses in Cheyenne!

**3711 Chuck Wagon Road • \$320,000**



This prairie jewel has so many updates and so much value. You really need to see for yourself! New wood floors, central air conditioning, very large updated cook's kitchen, new paint inside & out and a gorgeous location. All on 5+ acres!

**2908 E 8th Street • \$160,000**



Well maintained charmer at an awesome price! Updated kitchen and main level. Must see this home to appreciate.

**2535 E 9th Street • \$150,000**



Large metal building, zoned MR-1. Parking in front and back with fenced yard. Many possible uses - day care, church, etc.

 **cheyenne connect team**  
real estate for real life



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**FEATURED LISTING**

**1418 Road 148 • \$1,150,000**



The ideal Wyoming property! This close-in ranch property features an updated ranch-style home, 3 bedrooms, 2 bathrooms & open spaces great for entertaining. The house features 2 secured "safe" rooms. Outside, there are multiple buildings that serve as shops, garages, tack rooms & stables. The outbuildings also include green house & shooting range! 640 Acres of pasture that's been planted into native grass & cross fenced. Feed bunks & pens serve to anyone who's interested in back grounding calves. Amazing opportunities!

Kevin Whalen • 631-8241 Jerry Burnett • 631-9900 Pete Hastings • 701-1932

**CALL TODAY FOR MORE DETAILS!**

Kevin Whalen • (307) 631-8241

Jerry Burnett • (307) 631-9900

Pete Hastings • (307) 701-1932



**Home**  
FOR THE *Holidays*

**601 E. 18th Street • \$349,000**



This historical charmer features a large corner lot with sprinkler system. Four large bedrooms, 3 bathrooms, 1 with heated tile flooring, 4-car tandem detached garage with a second story loft. Hardwood floors on the main level, original Italian Marble fireplace in the living room. Separate dining room with under the stairs pantry. Beautiful kitchen with sliding glass doors stepping out onto the patio.

**VICKI SOPR**  
(307) 631-5069



See me today to get your search for a new home underway!



**Suzy**  
**Meisner-Esquibel**

Associate Broker, GRI-CRS  
suzy4realestate@gmail.com

*Opportunity Knocking...  
It's Just ME Suzy!*

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**314 Dell Range Boulevard**



**\$775,000**

- This is a Terrific Location For Your Business!
- Location On One Of The Busiest Streets in Cheyenne
- Gas & Inventory Is Separate



**TBD Sunflower Road**

**\$1,100,000**

- 33.06 +/- Acres
- Zoned Commercial
- Ready For Build-Out Designs
- Off the Hillsdale I-80 Exit
- Across from Truck Stop

**220 E. 8th Street**



**\$150,000**

- Nice Remodeled Home • Ready To Sell!
- 4 Bedrooms • 2 Full Baths
- Extra Large Corner Lot

**6994 Wilderness Trail**



**\$262,800**

- 4 Bedrooms • 3 Bathrooms • 2-Car Garage
- Townhome • Corner Lot • 2,852 Sq. Ft.
- Open Floor Plan

**5260 Shadow Rock Drive**



**\$326,900**

- Custom-Built • 3,150 Sq. Ft.
- 3 Bedrooms • 2 Bathrooms • 3-Car Garage
- Amazing Home • Amazing Amenities
- Amazing Views

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**Suzanne Holly**

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suzanne@propertyex.com



**Mike Hoppe**

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mhoppe@propertyex.com

**3608 Woodhaven Drive • \$299,900**



*New Listing*

Indulge your taste for quality! This stunning Gateway built townhome has kitchen upgrades galore with gourmet appeal features gas oven/stove, all stainless appliances & enhanced faucet & sink. Exceptional master suite boasts 5-piece bath with soaker tub & larger shower. Enormous family room & bedroom with separate bath encompassed in garden level basement.

**7212 Commons Drive Suite A • \$430,000**



attractive design with ample access and parking. Create your future here!

Prime location in growing North Cheyenne business district. Modern, practical and

**TBD Chimney Rock Loop • \$75,000**



access to I-80. East facing blocking the wind, rolling hills & wonderful views.

Beautiful front walk-out basement site just 20 minutes west of Harriman exit. Abundant wildlife & easy

**4233 Timber Wolf • \$140,000**



*Price Enhancement*

paint, flooring & cabinets installed this year. No covenants on 35 acres allows for creativity & 4-H animals. Enjoy country life only 25 minutes from town.

2002 Schultz home on a permanent foundation. Lots of newly updated features & well cared for. New

**914 Kingham Drive • \$215,000**



hardwood floors, stainless appliances, 3 bedrooms on the main level with 2 more in the basement. Entertaining in this home is easy & there's plenty of room for raising a family!

Nicely updated and over 2,000 sq. ft. on the main level with extended family room & play area. This home has been lovingly cared for with

**300 E. 6th Avenue • \$99,000**



*New Listing*

master with bathroom. Unfinished basement gives you the freedom to add your creativity. Bonus room can be turned back to a 1-car garage & a great shop in backyard. Home is sold "as is".

Great price, great location. This home has great potential. Steel siding, sprinkler system & newer roof. Inside are hardwood floors & a main floor

**1123 Happy Jack Road • \$225,000**



energy efficiency & open floor plan. Two-car garage with workshop & 1-car metal garage for that special car.

**\$225,000 with 17.45 acres • \$185,000 with 5 acres**

Well cared for home with marvelous views. Log fireplace for warm evenings, master bathroom is rich with gorgeous tile, new windows for

**5408 Liz Ranch Road • \$235,000**



fireplace, breakfast bar and open floor plan. Spacious family room and kids play room in the full finished basement with a fourth bedroom & full bath, too!

Enjoy fall and winter snuggled up in one of the finest JL Ranch single family homes. Cozy 4 bedroom, 3 bath home with gas

**49 Remington Ranch Road**



drive out there & see for yourself! Horseman's dream!!

Talk about wide open spaces! If that is your dream, this is your place! Spectacular vistas all around, take a

**7220 Commons Drive • \$840,000**



trafficked roadways in Cheyenne. You are offered a blank canvas of 4,800 sq. ft. to design as necessary for your growing business. Contact Shari for build out information.

Only 1 of 2 building left in this modern, prime commercial space located in one of the newest, high

**1802 Meadowland Drive • \$188,000**



*New Listing*

flooring in kitchen and dining room. Five-piece master bath, upper level laundry, central air and a sprinkler system. Call and go!!

Amazing location close to dining and shopping. New carpet throughout, refinished hardwood

**4701 Ontario Avenue • \$219,900**



3 bedrooms on the main level. Value packed and more for your money with large family room in basement, bedroom, bath & office. Add a closet for a fifth bedroom!

Relaxed & refined! Brand new kitchen including EVERYTHING! New paint & carpet, updated bathrooms and

**813 E. College Drive #11 • \$37,000**



new kitchen countertop and sink. Least expensive lot rent in Cheyenne makes this home affordable for any pocketbook!

Great value for the price! One year new Malarky roof, central A/C, new exterior paint, 2 sheds, 2-car carport,

**607 Sterling Drive • \$379,000**



Large bedrooms including the master bedroom which leads to the outdoor deck. Beautifully manicured yard that includes new privacy fence in back. Gas fireplaces, ceiling fans & A/C.

Fantastic home with great detail, open floor plan, hardwood floors & newer carpet. Wet bar in the basement & surround sound throughout.

**5308 Gateway Drive • \$314,900**



of natural light throughout including the basement. Tons of potential for expansive finishing in the basement but already includes family room, bath & bedroom.

Comfortable, main floor living with open kitchen, entertaining area, formal living room with bay window. Lots

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**Sue Garey**  
307-421-2865  
sgareysells@gmail.com



**Merry Christmas & Happy New Year!**

*Thank you all our past clients for another successful year!*

**WEST PROPERTIES**

**1360 Pronghorn Ct. • \$695,000**



*Directions: Happy Jack, West to Curt Gowdy. Drive to Pronghorn.*

**1594 Sky Top Rd. • \$418,000**



*Directions: Horse Creek, West to Skytop*

**1829 Bluegrass Cr. • \$164,000**



**5828 Kenosha St. • \$378,000**



**5127 Kim Ln. • \$130,900**



**6902 Pointe Pinnacle • \$339,000**



**FEATURED LISTINGS**

**12000 Chalk Bluff Road • \$3,250,000**



property, as well as a spraying program that has removed noxious weeds such as the Larkspur and Toadflax from the pasture. Well-maintained access from the paved roads on the south side of the property make the Development & Ranching potential land uses endless!!

Some of the best kept improved grassland close to Cheyenne. The pasture was continually improved upon with an enhanced rotation grazing program because of cross fencing implemented on the

**TBD Road 238 • \$620,000**



Great grassland pasture with easy access to I-25, north of Cheyenne. Two wells with stock tanks and a nice stand of native grasses with no signs of over grazing. This property would be great for a start-up cow-calf operation or adding to an existing ranch.

**6924 Hitching Post Lane • \$300,000**



Great 3 year old home in Saddle Ridge. Great floor plan that is open and inviting! This home offers A/C, landscaped yard, fenced backyard in a great, thriving neighborhood. This home is great for lifestyles and also investment potential. Dont miss this cared for home.

**311 Abilene Loop, Burns, WY • \$210,000**



Bath includes jetted tub and large shower/bench seat Backyard fenced, gravel pad site for RV. Includes a 10x12 storage shed. Lawn sprinkler system.

This is just like a brand new home! All the interior completely professionally painted, new carpet, fresh finish on all wood cabinets and floors. All new appliances. Large master suite with luxurious fixtures.



**Kevin Whalen**  
(307) 631-8241

**CALL TODAY FOR MORE DETAILS!**



**Jerry Burnett**  
(307) 631-9900



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**Now's the Time to BUY!**

**William Lewis: 640-5205**  
Associate Broker, Owner,  
CRS, ePro, GRI



**Now's the Time to BUY!**

**Cyndi Lewis: 630-0522**  
Sales Associate



**Virtual Tours**  
[billewis.com](http://billewis.com)



**Merry Christmas & Happy New Year!!**

**5808 Indigo Drive • \$330,000**

**NEW LISTING**



**"Stupendously Superb!"**

This Energy Star Certified home has a very open floor plan. Graceful countertops & beautiful cupboards in the large kitchen, enhanced with ample pantry area. Walk-out to patio from dining area & master bedroom. Living room has gas fireplace. Main floor master with walk-in closet & master bath. Wide stairwell to family room & 2 more bedrooms & 2 storage rooms. Central A/C, covered patio, sprinkler system, 10x12 garden shed & so much more!

**4008 Cobblestone Court**

**NEW LISTING**



**"One Classy Home"**

This wonderful home has 2 master bedrooms. One has a full bath & the real master has a 5-piece master bath with granite tile, a jetted tub & a walk-in closet. Main floor laundry & nice sized office. Main floor has granite countertops, newer wood floors in the dining room and living room. Great double sided fireplace between the living and dining. Central A/C, deck & patio.

**9710 Delaware Street • \$349,500**



**"Beautiful, Sprawling Rancher & Close-in Rural"**

Elegant home with 5 bedrooms, 3 baths & a 2-car attached garage. Stunning marble rock fireplace in living room that is open to dining area, enclosed sun porch. Large master suite with extra closets & personal vanity. Approximately 2,000 sq. ft. down. The family room down has large bar sitting area, fireplace, pool table area & much more. Great location with views of the mountains. It's almost priceless!

**7225 Bomar Drive • \$299,500**



**"Updated Bi-Level Home"**

This fantastic home has a huge entry, 2 master bedrooms, 6 bedrooms total, 4 bathrooms & 2-car attached garage. Open concept with new kitchen, breakfast bar & serving area. Open dining and living room. Mature landscaping & fenced backyard.

**5427 I-80 Service Road • \$75,000**

**"Great Property Near Pine Bluffs"**

10 Acres with well, septic and several good building sites. Egbert exit off I-80. Excellent price and possibilities. Electricity already hooked-up. Manufactured and modular allowed with no covenants.

**LAND**

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MEADOWLARK RIDGE ESTATES

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**1870 CHARLES JAKE COURT**

- 3 Bedrooms • 2 Bathrooms • 3-Car Garage
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*Livestock Friendly!*



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- 5 Acres • Incredible Views

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Associate Broker  
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bartduffy@gmail.com

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**16702 ANNA LOOP \$349,900**

- 3 Bedrooms • 2 Bathrooms • 3-Car Garage
- Close-in Acreage • Paved Roads

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**16411 ANNA LOOP \$338,900**

- 3 Bedrooms • 2 Bathrooms • 3-Car Garage
- 2.87 Acres • Paved Roads

*Ready For Christmas!*



**16605 ANNA LOOP \$354,900**

- 3 Bedrooms • 2 Bathrooms • 3-Car Garage
- 3.45 Acres • Paved Roads

*Framing Stage*

*34.89 Acres!*



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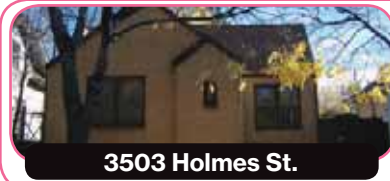
**Barbara Kuzma**  
 CRB, CRS, GRI Broker/Owner

**630-1070**

E-mail: [kuz001@aol.com](mailto:kuz001@aol.com)

**Visual Tour On These Homes**

Go To - [www.KuzmaSuccess.com](http://www.KuzmaSuccess.com) Our Properties



**3503 Holmes St.**

**Two homes, 1 price!** Updated ranch-style home tucked away behind shaded trees. New carpet and paint with main floor laundry and a large enclosed patio. The main home has maintenance-free siding, 3 bedrooms and 3 storage sheds and new oak cabinets. A gingerbread cottage is located in the backyard perfect for rental income or an extended family residence. **\$164,900.** #61292/61931



**2644 E. Riding Club Rd.**

**Handyman special!** 30 Acres with a 3 bedroom, 2 bath home. Eat-in kitchen. All one level. Barn/utility building. No covenants.

**\$239,900.** #62238



**315 Stinson Ave.**

**Great starter home!** Two bedrooms, 1 bath, 1-car garage. Hardwood floors. Fenced back and front yards.

**\$129,900.** #62452



**3522 Amherst Rd.**

**Remodeled home with 5 bedrooms, 1 1/4 baths** and an oversized 2-car garage. Large living room with a woodburning fireplace. Brand new stainless steel kitchen appliances. Updated electrical, new fixtures, new flooring, fresh paint and more. Large screened in patio for entertaining plus a fenced backyard and sprinkler system. **\$209,900.** #62223



**1793 E. Riding Club Rd.**

**Close-in rural property with over 2 acres,** 4 bedrooms, 3 1/2 bath home of nearly 4,000 sq. ft. Two family rooms, an office, den and workshop. Remodeled including new flooring fresh paint, new garage doors, etc. Large eat-in kitchen plus a formal dining room. Four-car attached garage. Fenced backyard. **\$375,000.** #62319



**1210 Alyssa Way**

**Twin home located in The Pointe.** Like new, 4 bedrooms, 3 baths, vaulted ceilings, A/C, fenced backyard, sprinkler system.

**\$305,000.** #62218



**5033 Pineridge Ave.**

**Looking for north of Dell Range?** Well, here's a 4 bedroom, 2 bath bi-level, 1-car attached garage plus large fenced backyard. Newer appliances, newer kitchen counter, wood floors on upper level. Over 2,000 sq. ft.

**\$159,900.** #62172



**669 Wapiti Tr.**

**Large ranch with full basement.** Five bedrooms, 1,457 sq. ft. up, (total 2,914), 3 baths, 2-car attached garage. Lots of trees on a drip system. Fenced yard, sprinkler system in backyard, paved road and fireplace.

**\$315,000.** #62248



**3708 Robitaille Ct.**

**Three bedroom, 2 bath home on .75 acre.** Could potentially be split into 2 lots to build another home on bottom half of acreage. Hardwood floors. Eat-in kitchen plus separate dining room. Huge basement family room plus a large basement pantry with shelving. New vinyl windows, gutter and roof. Two furnaces. Water and sewer taps have been paid if buyer wants to hook up to city water/sewer. **\$225,000.** #62124



**415 Comanche Dr.**

**Welcome home to this custom, one-of-a-kind home located in north Cheyenne.** Four bedrooms, 4 baths, 2-car garage. Seventeen rooms, over 5,000 sq. ft. Workshop off garage, stainless steel appliances. Fenced backyard and mature landscaping.

**\$385,000.** #62247



**1968 E. Pershing Blvd.**

**Spacious brick home with hardwood flooring** throughout main level. Living and family room fireplaces, vaulted wood ceilings, baths main and basement level. Huge backyard for RV parking, pets and fun.

**\$158,500.** #62078



**Tom Colvin**  
 Associate Broker  
 640-7761



**Kaye Ellis**  
 Sales Associate  
 630-9992



**Rick Grant**  
 Sales Associate  
 287-2178



**Terry Johnson**  
 Sales Associate  
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**Lori Kuzma**  
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 970-227-6223



**Mary Honeycutt**  
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**Warren Keldsen**  
 Sales Associate  
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**George O'Hare**  
 Associate Broker  
 220-2797



**Tanya Stogsdill**  
 Sales Associate  
 214-5515



**Phoebe Swift**  
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 640-3357



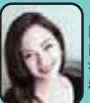
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**Ty Zwonitzer**  
 Sales Associate  
 214-7827



**Mary Summers**  
 Sales Associate  
 631-1922



**Katrina Bowers**  
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 Sales Associate  
 635-8024



**Jodie Saunders**  
 Associate Broker  
 640-1293



**Lee Wolfe**  
 Sales Associate  
 640-9900



**John Fitzgerald**  
 Sales Associate  
 286-7925





**1795 East Mule Tr.**

**Efficient earthborn home** with 2 bedrooms, plus an office, 1 1/4 baths and a 2-car attached garage. Master bedroom with walk-in closet and master bath. Cozy wood stove in the living room. Large eat-in kitchen with Corian countertops. Newer carpeting. Loads of storage space. Drip irrigation to trees. Barn/chicken coop with water and heat coil plus insulation. Fully fenced perimeter. Situated on 4.63 acres. Mountain range views. **\*\$235,000. #61997**



**4315 Rawlins St.**

**Three bedroom, 2 full bath home.** Hardwood floors in the kitchen and living room. Kitchen pantry. Large 5-piece master bath. Newer furnace and roof. Fenced backyard. The basement has been framed out for additional bedrooms, bathroom and family room. Both baths have been remodeled. New roof installed. **\*\$165,000. #61982**



**626 Meadowlark Ln.**

**Well established neighborhood** with large home for all of your needs. Five bedrooms, 2 baths, 2-car garage and RV parking. **\*\$280,000. #61802**



**1260 Red Hawk Dr.**

**Four bedroom, 2 1/2 bath home** on approximately 2.63 acres. This home has a 3-car attached garage plus an RV parking pad and has been xeriscaped. Gas fireplace in the living room. Kitchen island plus a pantry in the kitchen. Walk-in closets! Master bath with dual vanity. Large family room plus lots of storage and workshop in the lower level. Lower level also has a walk-out to the backyard and the RV pad. **\*\$330,000. #61691**



**76 Spruce Springs Rd. • Laramie**

**71.98 Acres with spring fed ponds,** borders state land, gorgeous rock outcroppings, varied topography, Vedauwoo area and very private. Custom cedar sided home with granite throughout, all wood floors, walls and ceilings plus upscale sports recreation bar. **\*\$698,000. #61552**



**1629 Blues Dr.**

**Four bedroom, 2 full bath home** with an attached 2-car garage. Full walk-out basement. Gas fireplace in the living room plus a pellet stove in the basement. Master bedroom features a 5-piece master bath with walk-in closet. Main floor laundry room. Deck with a view and a large fully fenced backyard. **\*\$244,900. #61354**



**805 Pine St. • Pine Bluffs**

**Commercial property,** has 10 bedrooms with half baths. Large kitchen and TV room. Pine Bluffs across from city pool. Has beautiful large deck, fenced yard and sprinkler system. **\*\$199,900. #61353**

**COMMERCIAL**




**523 S. Adams • Laramie**

**Fantastic opportunity to own this franchise motel** in Historical Laramie, WY. America's Best Value Inn is located off I-80 (Exit 311) on to Snowy Range Rd. 33 Units plus meeting room, vending area and laundry and coin-op guest laundry. 1,100 sq. ft. owners/managers quarters boasts 2 bedrooms, 1 bath, laundry, large living room, kitchen/dining area. **\*\$1,200,000. #61686**



**204-210 E. 5th Ave.**

**Beautiful brick Avenue's 4-plex** with detached garages—spacious apartments with hardwood floors and new carpet, new kitchen appliances. **\*\$375,000. #61280**

**COMMERCIAL LEASE**



**211 E. 19th St.**

**Ideal commercial location downtown.** Can be used for offices, retail, warehousing, etc. Over 4,400 sq. ft. of main level space plus 4,400 sq. ft. in the basement and 2,000 sq. ft. of storage space. Off-street parking as well as curb parking available. **Lease. #61185**



**4704 E. Pershing Blvd.**

**Four bedrooms and 3 baths with 1-car garage on large lot.** "As-Is" condition. **\*\$54,900. #61601**



**4520 Big Chief Rd.**

**1995 Manufactured home with full, partially finished basement,** east of Cheyenne. Five acres, 1,650 sq. ft. qonset which is used as a 2-car garage, 3 bedrooms, 3 baths, garden area, newer windows, new flooring. **\*\$168,000. #61548**



**1517 Horse Creek Rd.**

The "Circle Spruce Ranch" available with approximately 132.95 acres. Perimeter of acreage is fenced. Over 5,700 sq. ft. home with 5 bedrooms, 3 1/2 baths, a 2-car attached, plus 3-car detached garage. Indoor garden atrium. Master bedroom with master bath. Main level laundry near the bedrooms. Huge living room, dining room and family rooms. Loft for storage or a sitting room. Walk-out basement. Deck off the kitchen and dining room. Sprinkler system for yard immediately around the home. Big 960 sq. ft. barn. Only minutes from Cheyenne and located on Horse Creek Rd., paved with year round access. **\*\$811,000. #61105**



**1804 Mountain Shadow Ln. N.**

**Beautiful 3 bedroom, 2 full bath home** on over 6.55 acres. Lots of cabinet space in the kitchen plus a pantry. Large family room. Lots of upgrades including new siding, extra insulation, new windows, metal roof and much more. Three-car detached garage plus a heated insulated workshop, utility sheds and greenhouses. Two RV dump stations including water and 30amp hookups. **\*\$230,000. #61429**



**509 E. Jefferson Rd. #1**

**Three bedroom, 2 bath doublewide mobile home in Sunnyville Acres.** Huge living room and master bedroom with walk-in closet and 5-piece master bath. Beautiful hardwood flooring in the kitchen and dining room. Currently on a corner lot with trees, deck, patio and fenced yard. **\*\$58,000. #62270**



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

**Visual Tour On These Homes**





 <p><b>1517 Horse Creek Rd.</b></p>	<p>Close-in rural property on 19.85 acres. Five bedroom home, 3½ baths, 2-car attached and 3-car detached garages. Home is over 5,700 sq. ft. including an indoor garden atrium, huge living room, dining room, plus a loft. Walk-out basement. Deck off kitchen and dining room. Immediate yard has a sprinkler system plus there is a big 960 sq. ft. barn. <b>\$585,000. #61103</b></p>	 <p><b>3206 Boxelder Dr.</b></p>	<p>Brick rancher, 4 bedrooms, 2 baths, 2-car heated, finished garage with loft. New roof, new furnace. Main floor family room and laundry. Woodburning fireplace. Sprinkler system. <b>\$190,000. #60181</b></p>
 <p><b>1012 Converse Ave.</b></p>	<p>Neat as a pin! Three bedrooms, 2 baths, on corner lot with full unfinished basement. <b>\$149,900. #61070</b></p>	<p><b>INVESTMENT</b></p>  <p><b>814 &amp; 816 W. 19th St.</b></p>	<p>Two duplex units on 1 lot. All 4 units have their own laundry hookups. One duplex is ranch-style, the 2nd duplex is a 2-story. Two 1-bed, 1 bath units. One 2-bed, 1½ bath unit. One 3-bed, 1½ bath unit. <b>\$224,900. #59793</b></p>
 <p><b>409 Lonesome Ct.</b></p>	<p>Exquisite newer mobile home in South Park Mobile Home Park. Three bedrooms, 2 baths, central A/C. Numerous upgrades inside and out! Hot tub can be bought separately. Kitchen appliances and washer/dryer stay! Shed for additional storage. Upgraded vinyl windows, insulated siding, sheet rock walls, gutters, downspouts, shutters, transferable home warranty, plus so much more. <b>\$67,500. #61014</b></p>	 <p><b>5018 Vosler Pl.</b></p>	<p>Three bedroom, 1 bath home with a woodburning stove in the living room. Large eat-in kitchen. Fenced backyard. <b>\$79,900. #59792</b></p>
 <p><b>206 Thoroughbred Ln.</b></p> <p>Must see home with over 6,000 sq. ft. Stunning 5 bedroom, 3 bath home with an attached 3-car garage on 2.24 acres. Large eat-in kitchen plus separate dining room with a see-through fireplace to the living room. Huge master bedroom with patio access plus a walk-in closet and private hot tub in the master bath. Huge basement family room with a pool table and full 2nd kitchen. Lots of storage. Fenced dog run. <b>\$579,000. #60218</b></p>	 	 <p><b>5016 Vosler Pl.</b></p>	<p>Unique layout on this one bedroom, 1 bath home near Dell Range. Cozy living room. Fenced front and backyards. <b>\$52,900. #59791</b></p>
 <p><b>2621 E. 9th St.</b></p>	<p>Nice ranch-style home, 3 bedrooms, 2 baths, eat-in kitchen. Mature landscaping, fenced backyard, covered patio and sprinkler system. <b>\$159,900. #62635</b></p>		

**KUZMA SUCCESS REALTY** **603 E. 17th Street Cheyenne, WY 82001** **307-638-8660** **Visual Tour On These Homes**



**Kaye Ellis**  
Sales Associate  
**630-9992**  
kayeellis@bresnan.net

# Seasons Greetings This Christmas

will be my 22nd year selling real estate in Cheyenne and is certainly the season to remember good friends with best wishes for a very happy holiday season. My thanks to all of you for giving me the privilege of working with you and becoming friends with you throughout the past years. I look forward to helping you with all of your real estate needs and continuing our friendship for many years in the future.



**\$168,000**

Large doublewide with full, partially finished basement. 1,650 sq. ft. quonset/garage. Three bedrooms, 2 baths. Five acre corner tract. Financing available. **#61548**



**\$190,000**

Brick rancher, 4 bedrooms, 2 baths, 2-car finished garage with loft. New flooring, new roof, new furnace. Main floor family room and laundry, fireplace. Sprinkler system. **#60181**

## LAND

5-Acre tract east of Cheyenne, includes access to a 4,000' airport runway, fenced. **#57183**  
**\$45,000**

2-Acre tract east of Cheyenne, across from airport runway. **#57187**  
**\$40,000**

Both properties have easy access to county maintained road. Nice area with lovely homes.



May the Light of the Holiday's Joy  
shine for you Now and ALL  
through the coming New Year!



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- Pasture Fences
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- Horse Fences
- Privacy Fences
- Snow Fences



Years of Professional Experience.  
References Available.





Starie

**Karen WALDEN**

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[garyandkaren@rtconnect.net](mailto:garyandkaren@rtconnect.net)

# THE REAL ESTATE SHOP

**649-2407**

**630-7538**



4504 ROAD 207 • CARPENTER, WYOMING

**240 Prairie St., Burns  
\$120,000**



Three bedroom, 1 bath, large kitchen, bay window, cozy home. 8x10 garden shed, 1-car garage, mature landscaping, large trees, on 1/4 acre, perfect for the gardener.

**39 Acres • \$120,000**



39 Acres of prairie land in the southeast corner of Wyoming. Crow Creek runs to the east of this property. No covenants and secluded with the easement stopping at the property surrounded by ranch land and 1 neighbor to the west. One acre of railroad land goes through the property, therefore, there is 40 acres of usable land. Contract for Deed offered to qualified buyer.

**Burns • \$300,000**



Three bedroom, 1 bath, 2-car detached garage, granary, old chicken house, new Tuff Shed with loft, outhouse with solar lighting, all on 30 acres. This is an old homestead that has the mature Chinese elms on rolling hills with a tree belt of ponderosa pines, Colorado pines, chokecherries, plums, other shrubs and bushes, plus a hot wings, Teraterain Maple tree. Fenced yard with doggy door, lilacs and hundreds of perennial bulbs. Garden area fenced from animals, especially bunnies. There are 2 fenced pastures for the cattle. Contract for Deed offered to qualified buyer.

# Merry Christmas

From all of us at

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DELL RANGE BLVD.



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**Cheyenne, WY**



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**Matt Dyal**  
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**Jason West**  
757-7921



**Tammy Rogers**  
286-1589



**Ed Bales**  
631-7567



**Pam Taylor**  
421-8661



**Dominic Valdez**  
970-980-4098



**Mark Puett**  
286-2472



**Christina Walton**  
256-2349



**6228 Northview Dr.**  
  
**\$450,000**

- 5 Bedroom, 4 bath home in Northview, 2 blocks from the new Davis School
- Large kitchen with granite counter-tops. Sprinkler system, central air
- Basement could be a cool man cave and possible 6th bedroom

**Larry Gardner • 631-6895**

**3410 Wills Rd.**  
  
**\$128,000**  
**NEW LISTING**

- Fantastic 4 bedroom, 2 bath home in a quiet neighborhood
- Close to downtown and shopping
- Huge master with great master bath, open layout, central A/C and nice finishes.

**Matt Dyal • 275-2127**

**1014 W. 26th St.**  
  
**\$125,000**

- 2 Bedrooms and 1 bath in this home with beautiful hardwood floors and central air
- Basement has plumbing to add an additional bathroom
- Plenty of room for expansion

**Christina Walton • 256-2349**

**5141 McCue Dr.**  
  
**\$284,900**

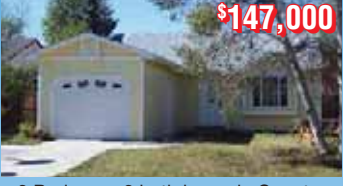
- Lovely 5 bedroom, 3 bath home in Indian Hills
- Spacious kitchen & dining area complete with pantry and deck for outdoor dining
- Beautiful entry and foyer invites you to the enclosed patio

**Brandon Swain • 214-9634**

**5020 Timberline Rd.**  
  
**\$225,000**

- Fabulous 4-bedroom home with easy access to Dell Range and Converse
- Beautiful Schroll kitchen with Corian countertops and new microwave
- 2 Living areas, new paint throughout and maintenance-free brick and vinyl exterior

**Mark Puett • 286-2472**

**2300 Helen Ave.**  
  
**\$147,000**

- 3 Bedroom, 2 bath home in Country West
- Newer kitchen, windows and carpet
- Well taken care of. Could be a fast closing

**Steve Johnson • 630-2330**

**2485 Painted Horse Trail**  
  
**\$559,000**

- Elegance prevails in this stunning 5 bedroom, 4 bath home on a 1.55 acre lot in Mustang Ridge
- Bright & open with soaring vaulted ceilings and a cozy gas fireplace
- 4-Car attached heated garage. Master suite with hot tub just outside

**Dominic Valdez • 970-980-4098**

**825 McGovern Ave.**  
  
**\$192,000**  
**NEW LISTING**

- Roomy 4 bedroom, 3 bath home in Sun Valley with over 2,400 finished sq. ft.
- Central air, cozy wood-burning fireplace, pellet stove and thermal windows for year-round comfort
- Updated kitchen with all appliances. Oversized heated, attached garage has high ceilings and workshop

**Margene Zavorka • 630-6992**

**5620 White Bluff**  
  
**\$225,000**  
**NEW PRICE**

- 3 Bedroom, 3 bath home, prime location. Close to everything, fantastic neighborhood
- Spacious master suite with large walk-in closet and 5-piece master bath
- Vaulted ceilings, central air

**Lonna Lamphere • 214-6534**

**6805 Westedt Rd.**  
  
**\$325,000**  
**NEW PRICE**

- Totally renovated 4 bedroom, 2 bath home on 10 acres
- Top of the line stainless steel appliances and granite countertops. New floors, kitchen cabinets and tile in baths
- Brand new 30x30 building. 2nd shed that could be 1-car garage or shop

**Larry Gardner • 631-6895**

**2123 E. 18th St.**  
  
**\$185,000**  
**NEW PRICE**


- Lovely 3 bedroom, 2 bath home on a corner lot. New carpet, upstairs has been painted and new tile in bathroom
- Basement can be used as a rental and has 1 bedroom, 1 bath & kitchen
- Nice yard with a circular driveway. Don't miss out!

**Tammy Rogers • 286-1589**

**1215 Talbot Ct.**  
  
**\$170,000**

- Beautiful 3 bedroom, 2 bath brick home with lovely landscaping
- Hardwood floors, thermal windows, egress windows in basement and accessibility ramp
- RV parking off alley and a great workshop for your projects

**Mark Puett • 286-2472**

**733 Rodeo Ave.**  
  
**\$399,000**  
**NEW PRICE**

- 5 Bedroom, 3 bath, Western Hills beauty with sparkling leaded glass entry and open floor plan
- One of a kind home with incredibly large rooms, enormous walk-in closets and walk-out basement
- Private backyard with entertaining deck and patio protected from the wind. Need lots of space? 4,794 sq. ft. finished

**Lodema Klimt • 631-4281**

**1179 Road 215**  
  
**\$320,000**

- Unique 2 bedroom, 2 bath property on 40 acres with 3-bay heated garage
- Attached 20x28 drive-through shop and available hot water heat
- Fenced for horses with 24x30 barn with electric and water

**Ed Bales • 631-7567**

**3910 Cheyenne St.**  
  
**\$160,000**  
**NEW LISTING**

- You won't find a better value for the price in this 4 bedroom, 2 bath home
- Over 1,700 sq. ft. with additional 1,700 sq. ft. unfinished basement
- Huge lot with large front and back yards, decks and patio space. All in a convenient location

**Brandon Swain • 214-9634**

**1233 Wendy Ln.**  
  
**\$379,000**

- Move-in ready, 4 bedroom, 3 bath, ranch design at The Pointe
- Delightful family/game room with wet bar like no other!
- Lovely large kitchen open to formal dining and main laundry

**Lodema Klimt • 631-4281**



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214-9634



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**Adrianna "Adri" True**  
287-7320



**Margene Zavorka**  
630-6992



**Larry Weeks**  
631-8006



**Steve Johnson**  
630-2330



**Terra Spino**  
630-6110



**Larry Gardner**  
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<p><b>733 Rodeo Ave. • \$399,000</b></p> <p><b>NEW PRICE</b></p>  <p>Five bedroom, 5 bath, Western Hills beauty with sparkling leaded glass entry and open floor plan. One of a kind home with incredibly large rooms, enormous walk-in closets and walk-out basement. Private backyard with entertaining deck and patio protected from the wind. Need lots of space? 4,794 sq. ft. finished.</p>	<p><b>5720 Sunset Dr. • \$194,000</b></p> <p><b>NEW LISTING</b></p>  <p>Cabin in the woods located just off Carlson St.! Beautiful mature blue spruce and pines protect this sweet 3 bedroom, 2 bath, 1-level home. Tongue and groove pine vaulted ceilings and accent walls. Vinyl siding, new furnace and roof, plenty of storage for your outdoor hobby time.</p>	<p><b>Lodema Klimt</b> Associate Broker</p> <p><b>(307) 631-4281</b> Lodema@Bresnan.net</p> 
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<p><b>Lot 6, Cessna Ln. • \$35,000</b></p>  <p>Located in Skyview Estates, 5 acres, little gravel driving, airplane runway in subdivision! Private and excellent for walk-out basement with southern exposure. Ten miles north east of Cheyenne. Burns schools</p>	<p><b>520 Pleasant Valley Tr. • \$69,000</b></p> <p><b>NEW LISTING</b></p>  <p>Wow! Look at these 4 huge bedrooms! Like new 2012 Clayton Home, 28x72, has 2,016 sq. ft. on 1 level, \$360 lot rent at South Fork Mobile Home Park. New privacy fence, dog run and new storage shed. Open plan with kitchen island, formal dining and separate family room. Could easily be made into wheelchair accessible</p>	<p><b>421 E. 10th St. • \$115,000</b></p> <p><b>NEW PRICE</b></p>  <p>Cozy farmhouse feel with antique iron fence in front. Nice big corner lot, fenced front and backyards. Four bedrooms plus office, all on 1 level. Large eat-in kitchen with original built-in hutch. Brand new carpet, new range/oven, refrigerator, new water heater, additional baseboard heating. Two-car detached garage, main floor laundry, claw foot tub could have shower attachment added. Two bedrooms need armories for closets. Never electrical panel and service. Never roof too.</p>	<p><b>2014 Seymour Ave. • \$203,000</b></p> <p><b>NEW LISTING</b></p>  <p>This is a remarkable home, built over 100 years ago. The combination of new and old is so enchanting and magical. Look for the fine details of fish scale shingles, gingerbread trim, original stained glass, quaint cupboards, walk-in pantry, antique stove, charming light fixtures and butler screen door. The upgrades will thrill you as well, gas log fireplace, custom built-ins, step-in jetted tub, sunroom/hot tub room addition, gazebo, wide garage with 8' door, iron fencing.</p>
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<p><b>Tract 148, Billy the Kid Blvd. • \$65,000</b></p>  <p>36.75 Acres of gorgeous private views. Ideal walk-out basement building site. Best accessible county roads on corner lot. Up to 12 horses, cattle, sheep, goats or swine and 40 poultry!</p>	<p><b>1233 Wendy Ln. • \$379,000</b></p>  <p>Better than new at The Pointe! Large 4 bedrooms, 3 baths, ranch design. Enjoy the custom finishes in the family/game room with delightful wet bar area (pingpong &amp; foosball table are included), special features in basement bath. Lovely decorator colors, large open kitchen &amp; formal dining, alder cabinets &amp; cherry floor, fenced lot that backs to green space. Incredible floor to ceiling stone corner fireplace in living room, spacious master suite with 5 fixture bath. Main floor laundry includes washer &amp; dryer too.</p>	<p><b>300 Wolcott St. • Albin • \$150,000</b></p>  <p>Spacious home on 1/2 acre w/mature trees &amp; flower beds in the town of Albin. Features custom paint, separate formal &amp; family living areas w/hardwood floors, 2 brick fireplaces, woodburning stove w/rock wall, kitchen w/pantry &amp; stone floor, potential his &amp; her Master Suites w/1/2 bath between, cedar closets. 2 additional bedrooms on main level &amp; 1 remodeled full bath. Basement has new carpet, large rec room, 1/2 bath, storage. 2 furnaces + central air in 2008, newer roof. Seller will pay Buyers closing costs.</p>	<p><b>922 Arapaho St. • \$259,000</b></p>  <p>Such a clean home in a perfect location, close to schools (Central Triad), shopping, parks, &amp; Greenway walking path. New features include full sprinkler system, attractive landscaping front &amp; back, privacy fencing, insulated garage, pellet stove insert, hand scraped flooring, kitchen back splash, basement kitchenette, dog run, panning, interior paint, ceiling fans &amp; water feature. Three bedrooms on main, 3 more bedrooms in basement &amp; 3 baths. All brick exterior, double ovens in kitchen, central air &amp; ally access.</p>
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**STEVE PRESCOTT**




**630-9342**

EMAIL [SPRESCOTT@REMAX.NET](mailto:SPRESCOTT@REMAX.NET)

WWW.STEVESELLSCHEYENNE.COM



<p><b>3624 Rustic Rd. • \$369,975</b></p>  <p><b>This AG Knapp Construction home is a must see!</b></p> <ul style="list-style-type: none"> <li>Spacious floor plan w/vaulted ceilings &amp; generous room sizes. Fine finishes include granite surfaces, upgraded cabinetry w/soft-close &amp; 8' interior doors</li> <li>5 Bedroom, 3 baths, large 3-car garage</li> </ul>	<p><b>5460 Thunder Ridge Rd. • \$400,000</b></p> <p><b>NEW LISTING</b></p>  <p>This sprawling ranch-style home on 11.88 acres is turn-key and ready for a new owner! Many updates throughout including new tile/mud room and huge 5-piece master bathroom with jetted tub</p> <ul style="list-style-type: none"> <li>Very generous room sizes throughout and an unfinished daylight basement for future expansion. Enjoy the rolling hills views from the large deck and large fenced backyard—complete with sprinkler system</li> <li>This rural oasis is just 10 minutes from town, located in prestigious Legacy Ridge. Horses allowed!</li> </ul>
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<p><b>3628 Rustic Rd. • \$389,900</b></p>  <ul style="list-style-type: none"> <li>This AG Knapp Construction home is a must see and the attention to detail and finishes will be noticed immediately</li> <li>Spacious floor plan with vaulted ceilings and generous room sizes. Fine finishes include granite surfaces, upgraded cabinetry with soft-close and 8' interior doors</li> <li>80% Finished basement can easily finish 2 additional rooms</li> </ul>	<p><b>2754 Duesenberg Rd. • \$335,000</b></p>  <ul style="list-style-type: none"> <li>One-owner, close-in rural home on 9.2 acres</li> <li>Flowing floor plan featuring granite and tile in kitchen, casement windows, finished basement</li> <li>Built-in library, office/den, lots of storage</li> <li>Hot tub in gazebo, fenced backyard, sprinkler system</li> <li>Class 4 newer roof</li> </ul>	<p><b>TBD Zelma Dr. • \$389,900</b></p>  <ul style="list-style-type: none"> <li>This custom designed floor plan by Innovative Homes, Inc. boasts over 1181 square feet on the main level &amp; a matching unfinished basement</li> <li>Rich wood, tile, rock &amp; granite accents can be found throughout the home</li> <li>The open/vaulted design between the great room, dining &amp; kitchen are perfect for large gatherings &amp; entertaining</li> <li>The amazing kitchen comes complete with custom tile work, granite &amp; double ovens</li> </ul>	<p><b>403 Dalcour Dr. • \$225,000</b></p>  <ul style="list-style-type: none"> <li>Fantastic 4 bedroom, 3 bath home on a corner lot in north Cheyenne!</li> <li>New exterior and interior paint and new carpet throughout. Very spacious room sizes</li> <li>Excellent location close to schools and shopping</li> <li>This home is ready to go and available for a fast closing!</li> </ul>
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**707 Southwest**  
**\$7,400,000**

- Prime development opportunity!
- 122 Acres - annexed into the city
- Intersection of I-25 and I-80
- Office park, light industrial and high density zoning

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287-7320

**NEW LISTING**



## 1820 Ridge Rd.

Still open, ready for new owners. Family owned and operated business for 30+ years. Great location, good frontage, medium traffic flow – perfect for this size business. Liquor license, all equipment and lots of extra equipment and updated hood system. Capacity max 185. Parking spaces 50-70 paved. Seller would like to be turnkey sale, but would consider offers. \$999,999.

## 920 S. Greeley Hwy.

Great commercial property with lots of options and potential for expansion and different uses. Current tenants would like to stay and there are rooms that could be utilized by new owners also. Separate gas and electrical meters – 6 each. Three air conditioning units. 100 Paved parking spots and an additional lot to west. \$549,000.

**NEW LISTING**



**NEW PRICE**



## 311 E. 2nd Ave.

Large Avenues brick home. Remodeled with new interior finishes. Three main floor bedrooms and full remodeled bathroom upstairs. Two bedrooms and half bathroom (roughed in for complete shower or tub) downstairs. Also family room and storage. Large upper living and dining rooms are open. Refinished hardwood floors and painting. Large one car garage and carport with alley access. Large covered patio area for backyard fun! \$260,000.

## 417 W. 4th Ave.

Great Avenues location, 1/2 block from Elementary School. Large master suite and bathroom with it's own heat source and separate entrance. 3 Bathrooms so everyone can have their own. Hardwood floors, curved walls, arched doorways, and glass door knobs add to the vintage feeling. Separate dining room. Partial fenced yard and large shed. Alley access and room to add a garage. \$212,999.

**NEW PRICE**



## 991 Rabbit Lane

Great country home with lots of upgrades. 40 Acres horse ready, fenced with 30x40 building split for garage and barn, 11x40 lean-to or loafing shed for animals. Home has split floor plan, 3 bedrooms and 2 bathrooms, main floor master suite and laundry. Large deck off dining room. Open living room with vaulted ceiling. Central air conditioning and forced air furnace. \$239,900.



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**109 Hornsby Rd.**  
**\$312,900**  
Great home on 5 acres in Laramie.  
Gorgeous views.



**2485 Painted Horse Tr.**  
**\$559,000**  
Luxury living in the perfect setting!



**5042 Ogallala Pl.**  
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Awesome location.  
Priced to sell!



**523 W. 27th St.**  
**\$399,000**  
Commercial  
Under Contract in 19 Days  
Average days on Market for Cheyenne Commercial — 216



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Cheyenne Animal Shelter  
Gift cards for Office Depot, Wal-Mart, Sam's Club,  
Target, PetCo, Murdoch's, or PetSmart

OR VISIT [caswy.org](http://caswy.org) to shop from our Amazon Wishlist!

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cash donations are also  
appreciated! - and you will  
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3 Bedrooms, 2 Bathrooms, 1 Car Attached Garage. Very Charming Older And Beautiful Home. Plenty Of Room For Storage And The Family. Very Nice Back Yard. Brick Siding.



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**5002 Sherman Hills Dr. Laramie • \$330,000**  
Nice 4-Plex Investment Property In Booming Laramie, WY! Close To UW And Shopping. Off Street Parking. All Units Are 2 Large Bedrooms & 1 Bath. Units B & D Have Beautiful Brick Fireplaces. Nicely Landscaped With Sprinkler System. A Fresh Coat Of Paint Will Make This The Perfect Investment Property!



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**212 Country West Rd., Unit 7D**  
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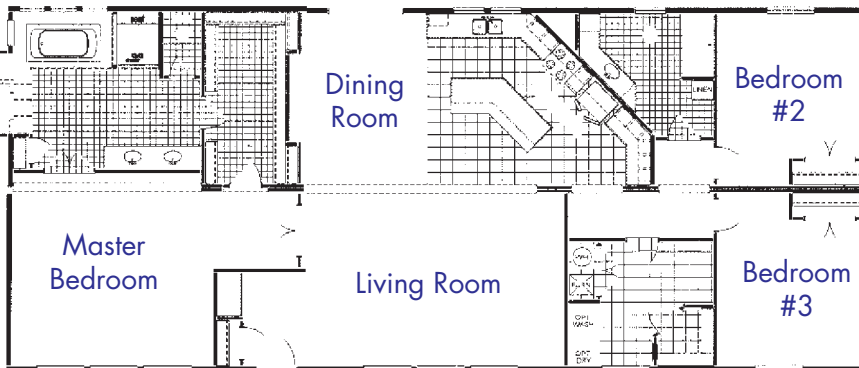
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**40 WINDSWEPT**

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**1303 DOWNEY**  
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2 bed, 3 bath, 1,708 SF home  
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• Photo of previously built twin-home

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There are 10 homes being built.  
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Christmas! The very word brings joy to our hearts.

No matter how we may dread the rush, the long Christmas lists for gifts and cards to be bought and given – when Christmas Day comes there is still the same warm feeling we had as children, the same warmth that enfolds our hearts and our homes."

~ JOAN WINMILL BROWN



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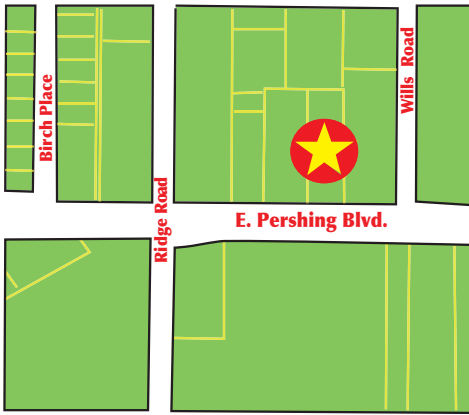
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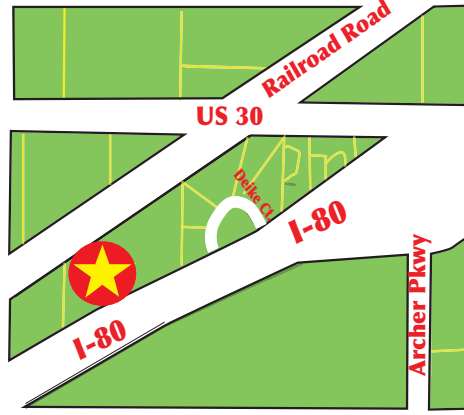




**Great Retail or Commercial Site**

30,000 sq. ft. that has Commercial Zoning. Located east of Carpet One Commercial Flooring on Pershing. High visibility from both Pershing & Ridge.

Priced at \$325,000. Owner will consider a "Build to Suit" for purchase or for lease.



**Perfect for Construction Yard or Commercial Development**

7-15 acres at \$150,000 per acre with interstate visibility. The land is zoned industrial and located near Archer and I-80. Owner will subdivide to suit.

West of Archer Exit & across the interstate from the Laramie County Archer Complex.

**Jim Ward 307-632-8000 • 307-630-5272 cell**



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*WyomingLiving@msn.com*

5322 Yellowstone Rd., Cheyenne, WY 82009

Jim Ward is associated with Equality Real Estate, Inc.

**Jim WARD**  
 632-8222  
 630-5272





# #1 PROPERTIES

6106 Yellowstone Road  
1606 Dell Range Boulevard  
Cheyenne, WY 82009  
307-634-2222



**Allison Murphy**  
307-640-9222



**Amy Smith**  
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**Andy Woods**  
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**Angie Depew**  
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**Ben Rayl**  
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**Bill Lewis**  
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**Bo Short**  
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307-631-9341



**Chuck West**  
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**Cindy Langmo**  
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**Cyndi Simonovich**  
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**Cynthia Biggs**  
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**Dane Barrett**  
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**Dave Coleman**  
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**Janet Gage**  
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**Jared Augustin**  
307-399-5551



**Jennifer Nelson**  
307-421-4955



**Jeremy Hamilton**  
307-630-1582



**Jessica Schulz**  
307-256-2938



**J. Fred Volk**  
307-421-0347



**Jim Biggs**  
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**Kim Brokaw**  
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**Kim Sutherland**  
307-630-1488



**Larry Sutherland**  
307-630-0528



**Leah Lammers**  
307-772-1342



**Leah Woods**  
307-220-2500



**Lisa Foster**  
307-630-9000



**Lynda Strahmann**  
307-630-7900



**Pam Arthun**  
307-631-3051



**Pat Gustafson**  
307-630-3537



**Pat Lauber**  
307-640-3121



**Patti Schmidt**  
307-630-6618



**Phyllis Gapter**  
307-331-0589



**Rachel Renfro**  
307-640-3754



**Rick Lara**  
307-631-3358



**Susan Fullmer**  
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**Tammy Grant**  
307-286-0550



**Teri Cassidy**  
307-287-9362



**Teryl Cates**  
307-631-6957



**Tom Jacobson**  
307-630-7738



**Vicki Graham**  
307-631-6884



**Vicki Million Hughes**  
307-630-1130

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#1 PROPERTIES

6106 YELLOWSTONE RD  
1660 DELL RANGE BLVD





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**Buck Wilson**  
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**Carl Wamboldt**  
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**Carla Wilson**  
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**Deborah Wall**  
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**Dee T. Williamson**  
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**Denise Moody**  
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**Desiree Hannabach**  
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307-630-2358



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307-630-0950



**Joe Svec**  
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**John Volk**  
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**June Casey**  
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**Kathleen S. Petersen**  
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**Matt Munford**  
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**Mistie Woods**  
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**Nathan Doty**  
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**Paige Lain**  
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**Ronda Klein**  
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**Roy Howell**  
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**Sandee Wamboldt**  
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**Scott Foster**  
307-631-4289



**Scotty Clemens**  
307-630-6719



**Sean Biggs**  
307-214-8813



**Vince Osborn**  
307-630-6948



**Vivian Crowder**  
307-214-7526



**Wendy Volk**  
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DAN GREGG  
CONSTRUCTION

DANGREGGHOMES.COM



Two Stunning Dan Gregg Construction homes in the desirable new Bluffs subdivision near Anderson Elementary. These Beautiful custom homes offer stunning upgrades inside and out – Beautiful hickory hardwood floors, custom Beech cabinets with slab granite counters, custom tile in baths and laundry, central air, vaulted ceilings, fully finished 3-car garage, Energy Star certified, Malarkey roofs. Each Bluffs home has a fully maintenance free exterior (Brick and ABC Seamless Steel) and a complete landscaping package with fence.



**2345 COUNCIL BLUFF.** Dan Gregg creates another masterpiece of perfection in this new home at The Bluffs. The stylish, quality custom finishes are found in the kitchen, living room, bedrooms, bathrooms, laundry room and even the garage. Beautiful cabinetry throughout, granite counters, hardwood floors, custom tile and stone, A/C, plus maintenance free exterior with brick and metal siding, fully landscaped including sprinkler system. All the top quality finishes the discerning Buyer desires and Dan Gregg requires. **Offered at \$428,000**

**2337 COUNCIL BLUFF.** This 3BR, 2BA, 3-car garage home is another Dan Gregg work of art and awaits you in the desirable Bluffs subdivision near Anderson Elementary. High quality finishes are found throughout the home – custom tile, hickory hardwood flooring, granite counters, rustic beech cabinetry, spacious owners' suite with walk-in closet and large 5-piece en-suite bathroom. This delightful home is turnkey with a maintenance-free brick and ABC seamless steel exterior, fully landscaped w/ sprinklers and vinyl fencing, Malarkey roof, central air, tankless water heater and is Energy Star certified. **Offered at \$415,000**



Scott and Lisa  
FOSTER



**SCOTT** 307-631-4289  
scott@liveincheyenne.com  
**LISA** 307-630-9000  
lisa@liveincheyenne.com

WWW.LIVEINCHEYENNE.COM



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#1 PROPERTIES

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**NEW LISTING!**



**5650 Blue Bluff - \$340,000**

Beautiful landscaping welcomes you to a custom 4 bedroom 3 bath, open floor plan home with over 3300 sq. ft. of finished living space. The remodeled kitchen is a chef's dream. A see through fireplace serves both the living and family rooms. A large inviting master suite offers a second fireplace, a jetted tub and duel walk in closets. The picture perfect backyard offers a large deck, screened gazebo mature landscaping. Perfect for outdoor entertaining.



**NEW LISTING!**



**Under Contract!**

**2514 Reed Avenue - \$159,000**

This turn of century Victorian two story home with 3 bedrooms 3 baths, main floor master bedroom and main floor laundry. Completely maintenance free vinyl siding with newer vinyl widows. Beautiful backyard with covered patio that includes 2 large storage sheds and over sized 2 car carport.

**NEW LISTING!**



**2316 E. 12th Street - \$99,500**

This ranch style home has 2 bedrooms 1 bath with 1 car garage, Large fence yard, cover patio, large laundry room. Perfect for an investor or first time home owner.



**2321 Old Happy Jack Road - \$1,395,000**

This is your chance to own a building in the exclusive Teton Business Park. 12,000 Sq. ft. building with office space finished 4 over head doors, drive thru building to a fenced secure yard. Zoned light industrial. Call for more information.

**NOW AVAILABLE!**

**Teton Business Park**

This new business park will have over 85,000 Sq Ft of Leasable Space. Zoned light industrial but will accommodate Retail, office/warehouse 3 buildings with drop yards. Retail space or class A office space. A total of 7 buildings, Ranging from 1 X 4,900, 2 X 6,300, 3 X 12,000 sq ft and 1 X 31,500 Sq ft that can be demised down are available. Will build to suite.

Located on Westland Road, Happy Jack and Missile Drive. Taking Reservations now.

Call now for more information



**FOR SALE OR LEASE!**

**1215 W. Lincolnway.**

**Does your business need a high traffic count location?**

Does your business need over 4,800 sq ft. of office/sales floor/warehouse with an additional 1,700 SQ FT. of shop area with wash bay on 1 acre of secured fenced drop yard. Then call now to see the future location of your business site.



**Tract 21 Lacy Drive.**

Wonderful building lot with great views. Easy to get to, take I-25 to Exit 21 Ridley Exit, go west to Lacy Drive **\$43,000**



**BILL LEWIS**  
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11030 COONROD ROAD - Cheyenne, WY.

Exquisite home in North Star! Brick pillars and a tree lined asphalt driveway lead to your new home. Incredible features and finishes in the heart of the home kitchen with expansive hardwood floors, high end granite and stainless appliances. Spacious room sizes, custom theater room and wonderful office. Extensive landscaping, lawn, mature trees and shrubs all on an irrigation system, overlooked by the huge 45x20 Trex Deck with hard lined gas grill, for entertaining. There is also an nice Morton Building! Offered \$675,000



Allison Murphy

307-640-9222

allison@cheyennehomes.com



**150 Turk Ave \$150,000**  
Mature trees, fully fenced 21,600 SF lot, 1-car detached garage, storage shed, all come with this cute home. Come see!



**609 Blair St \$84,500**  
Room to play on this larger alley-accessed lot! Updates, tall ceilings, old-fashioned charm and all right in town! Call for your showing today!

*A very happy holiday season to you and yours!*

**Desiree Hannabach**

307-287-1175  
desiree@cheyennehomes.com



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#1 PROPERTIES

6106 YELLOWSTONE RD  
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### 4505 Klipstein Rd



Incredibly spacious home, perfect for entertaining friends and family. Gleaming hardwoods in spacious LR & DR, huge kitchen w/casual dining, tons of cabinets and great views. Master has sitting area, huge WIC, 5 piece bath, & private deck overlooking prairie. Additional main floor BRs have private water closets and share a tub. The WOB has a pool table/rec room with dry bar, a huge family room, and guest suite. Entertain outdoors as well, with 23x16 covered patio. Newer 50 year roof, fenced for horses. Priced at \$91 per square foot of finished space!  
Offered at \$405,000

### 1803 Lilac Ct



Brick quad in Mountain Park, super location! Incredibly well cared for refinished hardwood floors, new countertops & back splash, new paint, new tile surrounds at tub & showers. Hot water heat, den office has exterior door and sink. The basement has a huge bedroom and second kitchen, three bedrooms on the upper level, and an extra-large garage, newer vinyl soffits, wood burning fire place.  
Offered at \$200,000

### 2029 E. 19th St



Let there be light! This wonderful brick home features incredibly large vinyl windows that will fill this home with light. Best of all, this home has a beautifully remodeled kitchen with solid surface countertops and stainless steel appliances! Both baths have had recent updates, newer carpet & ceramic tile. 2-car detached garage. Come and see the possibilities.  
Offered at \$200,000



## Vicki Million Hughes

Associate Broker, CRS, GRI, CHMS

vicki@oneinamillion.us | www.oneinamillion.us

# 307-630-1130

## Providing Professionalism and Outstanding Service in Every Sale!

### 521 Southwest Drive



**Zoned Light Industrial and MU!**

Call for Details on this recently approved lot split with 20 acres zoned LI and 50 acres zoned MU. Older Homestead used to be a dairy farm, with house, barn... Can be sold separately.

### New Listing!



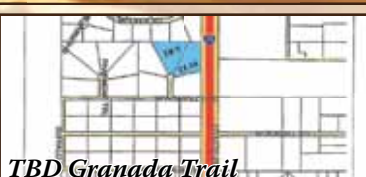
### 3494 Stampede Ranch Road

Beautiful custom-built 3 BR/3 BA, 3-car garage home on 8 acres. Mature landscaping and 36' x 48' Cleary building with all the bells and whistles! \$425,000



### 418 E. Ole Maverick Road

Black top all the way to your front door on this nice close in rural property. 4BR, 3BA, 2 Car Garage Home in a great north location, just off of Yellowstone. \$275,000



### TBD Granada Trail

Two 5 Acres Lots in a Great Close-In North Location. Cul-de-sac in Forester Estates. TR 10 \$140,000 and TR 9 with well in place & trees planted \$160,000. Owner will look at offers.

### New Listing!



### 211 Stinson Avenue

Nice 2 BR home with newer windows, AC, vinyl siding, fenced yard, RV parking, storage sheds & newer roof. All Appliances including washer & dryer. \$110,000



### 805 E. College Drive

Many possibilities: Current use Single Family 3 BR, 2BA, 4 Car Garage plus shop AND a 1500 sq ft Light Commercial Utility Building on almost 1 acre. Possible Daycare, Church... Zoned CB on almost an acre. \$250,000



## Dee T. Williamson

ASSOCIATE BROKER

307-631-9199  
DeeTWilliamson@msn.com

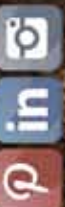
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# 1 PROPERTIES

6106 YELLOWSTONE RD  
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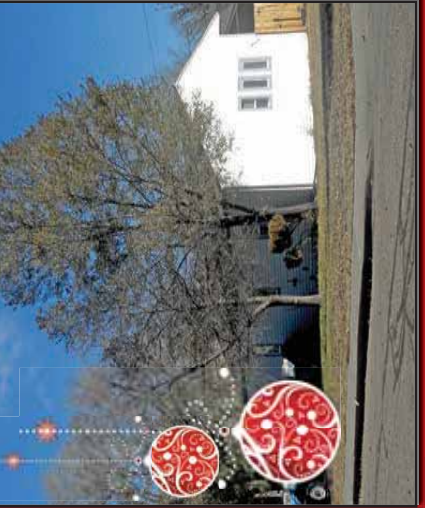




**1319 TWIN MOUNTAIN ROAD.** Immediate Possession. Fantastic Ranch style home. Close in rural. Spacious home with a great open floor plan. Vaulted ceilings, wonderful kitchen w/cabinets & counter space & a huge pantry. Main floor laundry. 3 bedrooms on main level & 3 bathrooms. Master suite with master bath, walk-in closet & a sitting/sun room w/ wet bar & patio door out to patio. Central Air conditioning. Unfinished basement. 5 car garage w/ 14' door for RV parking, 43x40 loft area plus a 20x20 workshop. Fenced & mature landscaping. 2.5 acres. Natural gas. \$417,900 #59769



**1706 SHADOW VALLEY TRAIL.** Beautiful custom built ranch style home. Panoramic view of Table Mountain. 40 acres. Great room w/ vaulted ceilings, deck off dining area & country kitchen. 3 bedrooms on main level & 2 more in basement. Master suite w/ walk-in closet, master bathroom & private deck. Covered front porch. Finished walk-out basement w/ family w / patio door out to patio, 2 spacious bedrooms, full bath & game room w/ patio door out to 2nd patio. Main floor laundry room. Additional 40 available for \$48,900.00 \$399,900.00. #60782



**915 CAREY AVENUE.** Ranch style - All one level living. Vinyl maintenance free exterior. Newer built home (1981) in a historic neighborhood. Energy efficient home with 2 x 6 construction. There are 2 spacious bedrooms, eat-in kitchen with tile floors & a pantry. Mud room off carport/patio. New 6' fence. Cute-affordable home! \$129,900 #62650

marilyn@cheyennehomes.com "YOUR FULL-TIME REALTOR®"

**307-634-1188** 24-HOUR NUMBER

**Marilyn THOMASEE** CRS  
ASSOCIATE BROKER, CRS

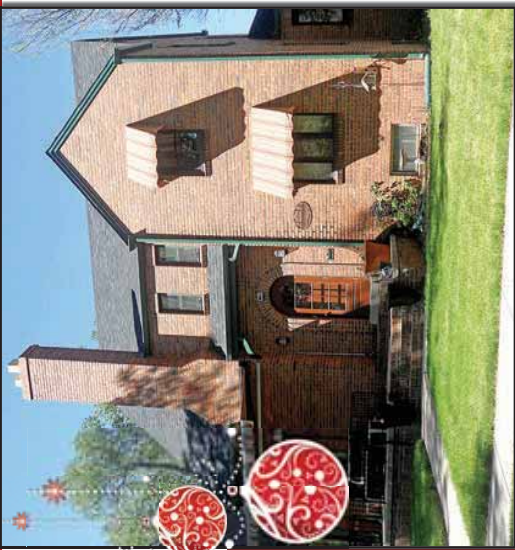


*It's a Referral!*

**1407 GREEN MOUNTAIN.** Impressive Story 1/2 home. Close in North. Chef's delight kitchen w/ new granite counter tops, hardwood floors & dining area lined with bay window. Door out to huge deck to enjoy the great views. Wonderful large main floor master suite with newly remodeled master bathroom & walk-in closets. There are 4, spacious bedrooms & a loft on upper level. Great walk-out basement w/family w/ custom wood work, wet bar, exercise room & huge walk-in closet. Newly remodeled 4th bathroom. Fenced yard w/ sprinkler system. 3 car garage. \$575,900



**2622 CAREY AVENUE.** Stately Carey Avenues Home. Elegant all brick 2 story home with formal living room, fireplace & formal dining room. Hardwood floors. Custom Schroll kitchen with Corian counter tops & a cozy breakfast nook. Master bedroom with cedar lined walk-in closet. Finished basement with large family room & office. Delightful yard with brick fence & mature trees. Corner lot. 2 car garage. \$334,900.00 #61200







**222 CRIBBON AVENUE.** All one level living. Hardwood floors, 2 bedrooms & remodeled bath. Eat in kitchen & main floor laundry. Large deck. Fenced front yard & alley access. Single car driveway, garage & 3 storage sheds for plenty of storage. \$109,900 #623553



**SALE PENDING**

**E. NATION ROAD.** Close in acreage. 1.32 acres just off So Greeley Hwy on Nation Road. Also building site for a stick built home with horses allowed. No water or sewer presently on property. \$65,000.00. #62154



**1110 SOUTH GREELEY HWY. MAKE OFFER!** High traffic 4976 sq ft commercial building zoned CB on 0.77 acres on South Greeley Highway. Seller may look at tearing down from building a 3 bedroom home located on back of lot with 1696 sq ft. Needs a little remodeling. South Greeley Frontage.???



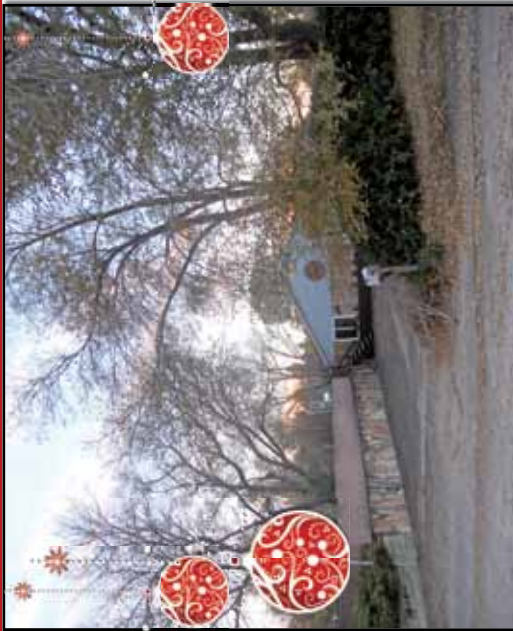
**211 E 6TH STREET.** Live in one unit and rent the other to help make your payment! Duplex, up and down unit. 2-2 bedroom, 1 bath each unit. Newly painted exterior. Private entrance and individual fenced-in yard. Great investment property. Great cash flow. \$119,900



**640 ROAD 103.** Breathtaking views of the Rocky Mountains. Abundance of wildlife & peace & serenity on the 160 acre tract of land. 2 springs. Small cabin w/ wood deck on land. (not habitable). Near historic Remount Ranch. \$159,700.00



**TR. 6 SHADOW VALLEY TRIL.** Peaceful & secluded 40 acre parcel of land with panoramic view of Table Mountain. Great lot w/ possible walkout basement. Located just off Horse Creek. \$48,900.00 #60781



**3605 RAWLINS STREET.** Unique earthberm home. Corner lot with well for irrigation, mature landscaping greenhouse & RV parking pad with electric, water & a sewer dump. 2 car detached garage w/ grease pit. All appliances included. Could possible had a upper floor added at a later date. \$149,900 #62636

**A RARE FIND!**  
**CITY OF CHEYENNE FULL LIQUOR LICENSE.**  
There are only a limited number of these licenses issued in the City of Cheyenne. City approval of purchase is required for transfer of license.



**NIGHT CLUB IN THE HEART OF HISTORIC DOWNTOWN CHEYENNE. FOR SALE OR LEASE.** Fully equipped bar/restaurant. Large oak dance floor, 2 tiered band stand including lights. Formerly the Cheyenne Club with was one of the hottest night clubs in Wyoming. Turn key operation. City of Cheyenne Liquor license also available for purchase. There only a limited number of these license issued by the City. 8500 sq. building on main level & 3000 sq. ft. basement. 16 parking spaces included in sale. Flexible terms & conditions. Call for more details. Marilyn Thomasee 634-1188



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1660 DELL RANGE BLVD

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**Cheyenne**  
  
 4747 HILLTOP AVENUE. Large lot with mature trees and many improvements, incl updated bath, new carpet in bsmt, newer water heater, new roof & downspouts. 4 BR/2 BA, 2-car detached. **\$230,000**

**Glendo**  
  
 515 B STREET. 3 BR/2 BA home with 2+ car detached garage, in excellent condition!~ Open floor plan, separate dining, 1456 SF of living space. Corner lot, fenced yard & utility shed. **\$162,000**

**Wheatland**  
  
 15 BROWN ROAD. Rural property close to town, on .45 acres. Beautiful fenced yard, mature trees. Updated home on full bsmt. Beautiful kitchen, 5 BR/3 BA, den, separate laundry, & more! **\$239,000**

**Glendo**  
  
 518 N WARREN AVENUE. Nice 2 BR/2 BA home with 1,434 sq. ft. of living space. Separate Laundry area. Beautiful mature trees, 2 car attached garage on a 11,267 sq. ft. lot. Close to Glendo Lake. **\$142,000**

**Wheatland**  
  
 149 RESERVOIR RD. 38-acre parcel with WID rights & adjudicated water rights from Rock Creek. Beautiful mature trees, 4 BR/3 BA on full bsmt. Many outbldgs, 4-car garage & so much more! **\$495,000**

**Wheatland**  
  
 TBD TILLMAN LN. No covenants! This 30 acre parcel has 2 locations with utilities to build your home. Beautiful views, pasture, tack shed/loafing shed and very secluded. Partially fenced, just minutes from town. **\$160,000**

**Albany County**  
  
 36 SUNSHINE DR. Near Reservoir #3, this 38.81 acres is just unbelievable. The views, fishing, hunting & private! Electricity nearby to build your hunting lodge, cabin or your dream home. Give me a call for more info! **\$79,900**

**Chugwater**  
  
 307 3RD STREET. 3 BR/2 BA home on a large lot next to the park! Master BR/BA, separate laundry, new flooring throughout. 1-car attached garage. You'll love this home! **\$169,000**

**Lots & Land**

- LOTS 12A & 14A - GLENDO - 19,275 SF LOT - \$52,000
- LOT 16 PLATTE RIVER RANCH - 15 ACRES - \$63,000
- LOT 6 PLATTE RIVER RANCH - 12 ACRES - \$69,000
- LOT 45 LARAMIE PEAK RANCH - 36 ACRES - \$76,000
- TR 28 OREGON TRAIL - 35 ACRES - \$72,500

 *Phyllis Gapter*  
 www.PhyllisSellsPlatteCounty.com  
 307-331-0589  
 phyllis@cheyennehomes.com

**3816 Rain Dancer Trl**  
  
 Nice twin home with front and back sprinkler system, fenced backyard, tankless water heater. Three bedrooms, three baths, two-car garage in Saddle Ridge. **\$207,900**

**6909 Pointe Pinnacle**  
  
 Comfortable elegance, sensational style! This custom townhome boasts walkout bsmt overlooking fountain, pond & walking paths. Huge finished garage. Stunning! **\$375,000 New Price!**

**3119 Pioneer Avenue**  
  
 Great 2 BR home w/ office, sun porch, dining, hardwood floors, Pellet stove. Mother-in-law suite w/ 1-car garage. Newer furnace, A/C. Radon mitigation system. **\$219,900 New Price!**

**318 W. 31st Street**  
  
 Cute home, 1 block south of Pershing between Pioneer & Carey. Fresh paint, hardwood, formal DR, 1 main level BR, 2 add'tl BRs (no egress) in bsmt. Detached 1-car garage. **\$172,500**

 **Tammy Grant**  
 (307) 286-0550  
 tammy@cheyennehomes.com  
 Building lasting relationships one home at a time.

**5417 HR Ranch Road**  
  
 Amazing new Larkspur Floor-Plan! Ranch style home with open floorplan, master bathroom, walk in closet and so much more! Front landscaping with sprinkler system included! **\$239,900**





**1446 JONAH DRIVE**

Incredible Malbec floor plan just a year old. 6 bedrooms, 4 bathrooms & every upgrade imaginable. Sold surface countertops throughout, walkout basement, wet bar, too many upgrades to list!  
\$599,900



**720 E. 18TH STREET**

Turn of the century home! 3 levels above ground with a 2 car attached garage. Located in historic district with 6 possible BR/3 BA, butler's pantry & staircase. \$299,900



**2004 S. 2ND AVENUE**

Hard to find 1/2 acre lot! Large brick ranch style home with a 2 car garage. Almost 3000 SF of living space, 5 possible BR, 3 BA, 2 fireplaces and endless possibilities! \$255,000



**4803 E. 14TH STREET**

Perfect starter home or investment property. Over 1,900 sf of living space. 3 main level BRs, 1 possible BR in the bsmt. Newer roof, maint- free exterior, fenced front yard. \$159,900



**1508 PERSONS ROAD**

5 total units with 6 garages. Needs work but has a great possibilities. Being sold in as-is/where-is condition. \$200,000

307.640.9865  
joesnec@cheyennehomes.com

Joe Svec



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#1 PROPERTIES

6106 YELLOWSTONE RD  
1660 DELL RANGE BLVD



**\$219,000**

**New Listing!**

1.45 acres zoned Commercial Business. 1.45 acres. Ridge Road, east on Charles Street.

**Charles Street**

**\$227,900**

**Sold!**

**5205 Newland Avenue**

Very nice home in Fox Ridge! 4 bedrooms, updated baths, newer windows, newer hardwood floors in the kitchen and dining room plus a large family room with gas fireplace and walk-out to patio. Central Air, vaulted ceilings and newer appliances. Enjoy the extra workshop in the garage and the private deck off the master to enjoy your coffee!

**\$220,000**

**Sold!**

**2601 Plain View Road**

Super nice large home with 5 bedrooms and 3 baths including master bath, 3 living spaces, open floor plane on a large lot with a great deck for grilling!

630.7900 ASSOCIATE BROKER

**Lynda Strahmann**

lynda@cheyennehomes.com







The Marigold

Some Models Available for Immediate Occupancy!  
College to S. Industrial (becomes HR Ranch Rd) to JL Ranch.



New Homes Starting in the low \$200s!



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The Eagle



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The Lily



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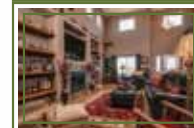


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Check out our website at  
www.JLRanchWyoming.com

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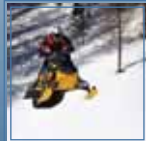
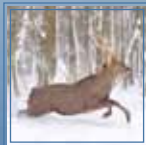


Fox Creek Ranch

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- ✓ Miles of private riding and hiking trails
- ✓ Many fantastic ranch sites with fabulous views of the Rocky Mountains, Cheyenne and Crow Creek Valley
- ✓ Very reasonable covenants allow for livestock, FFA and 4H projects
- ✓ Access to Nature Reserve and 10 miles of riding/hiking trails



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214.7055  
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Tammy Grant  
286.0550  
tammy@cheyennehomes.com



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6511 Monarch has 3351 square feet on the main level, 3329 finished in the basement and 1092 in the attached finished garage. Home has a covered porch with a gas log fireplace. Full exterior is brick and Colorado limestone. Home has library and craft room, and workout room in addition to the 3 bedrooms and 4 bathrooms. Master suite has a steam shower. Walkout basement has a full kitchen, basement floor is heated along with all bathroom floors. All mounted wall TVs will stay including the washer and dryer in the house and the washer and dryer in the outbuilding. 3200 square foot outbuilding is heated with a separate furnace for the bathroom, laundry room and office in the building. Paved driveway, incredible landscaping, backyard fenced and much much more! \$1,000,000



# 6511 Monarch Drive





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# 6703 Monarch Drive



*This beautiful custom-built Hayes Construction home is in Fox Run, on acreage with paved roads. This ranch style home with gorgeous stucco exterior sits on a ridge lot with breathtaking views of Cheyenne - enjoy the views on the large covered deck! 2200+SF on the main level with four - yes, FOUR! - bedrooms on the main floor with three full baths. All the custom high-end upgrades you expect with quality. Gourmet kitchen with double ovens, gas range with hood, lots of countertop space with lots of built-in cabinets and a wall of windows facing the view. This is a one-of-a-kind home and a must-see! \$550,000*



**6524 RIVERBEND DRIVE.** Incredible brand-new floor plan from Woods Brothers Construction. Energy Star living at its finest. Fantastic open floor plan, incredible gourmet kitchen with all the custom upgrades you expect from Woods Brothers. Large master with five piece bath, family room in basement and large covered back patio to enjoy those winter nights! \$359,900



**3810 RUSTIC ROAD.** Incredible brand-new floor plan from Woods Brothers Construction. Energy Star living at its finest. Fantastic open floor plan incredible gourmet kitchen, hearth room with fireplace. Split bedroom design large master with five piece bath, family room in basement and large covered back patio to enjoy those winter nights! \$359,900

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*Leah Woods*







### 70 OVERLOOK RD

Stunning custom home on 35 acres of mountain property in exclusive Rockaway Ranch, between Cheyenne and Laramie. 4 BR/4.5 BA, wildlife galore! \$619,900

*New Price!*



**Matt MUNFORD**

307-640-3756  
matt@cheyennehomes.com



**Rachel RENFRO**

307-640-3754  
rachel@cheyennehomes.com



### TR 4 PHARMOND TRL

Great building site located North of Western Hills, just South of Murray Hills on 5 acres. \$141,000



### TR 44 ROCKAWAY RANCH

Fantastic mountain property in private gated subdivision. Abundant wildlife & incredible views. \$149,900



*New Price!*

### TR 2 HORSE CREEK RD

35-acre tract, 15 mi west, no covenants. Across from Rocking Star Ranch. \$74,900



*New Listing!*

### 1535 Adams Avenue -

Well priced starter or investment home features low maintenance exterior, 3 upper level bedrooms, 2 full baths, hardwood floors, a generously sized kitchen with adjoining dining, and a spacious family room. Walk-up access to the backyard from the lower level with utility/mud room, finished garage with extra storage space and a fully fenced backyard. With just a small investment of time and effort, this home will shine and give years of happy returns. \$161,900



*Under Contract!*

**3503 Land Court**  
\$209,500



**Cindy Langmo**  
CRS, GRI, e-PRO

307-630-3063

CINDY@CHEYENNEHOMES.COM



*New Price!*

**118 W. 2nd Avenue.** Gorgeous! Truly one of the most beautifully appointed homes in the Avenues homes you will ever see! Large rooms, perfectly remodeled bathroom with a fabulously deep cast-iron tub, granite counter-tops, gleaming hardwood floors, super fantastic lighting and fixtures throughout, fabulous kitchen. Warm and comfortable media room downstairs. **\$265,000**



*new construction!*

**2358 Council Bluff.** Fantastic ENERGY STAR RATED home by Frauendienst Quality Homes. EXCELLENT quality! Ranch style home with full unfinished basement and 9' ceilings. Basement can be finished at \$40/sq. ft. Oversized 3 car garage. Beautifully fully landscaped front and back with sprinkler system and backyard vinyl fence. Schroll kitchen with granite counter-tops. Master bath with upgraded tiles and counter-tops. Very open McNabb floor plan! **\$399,900**



**Kim Brokaw**  
REALTOR®

307.631.4096

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**1206 W. 32nd Street • \$415,000**

ENGLISH TUDOR WITH ALL THE REFINEMENTS FOR GRACIOUS FAMILY LIVING. Designed by William DuBois, one of Cheyenne's most noted architects, this beautiful two-story now stands among other DuBois Homes on the "National Register of Historic Places." Steeply pitched roof, a blend of stucco, brick and timber exterior – exceptional landscaping, dry creek and wrought iron fencing -- all combine to create a welcoming invitation to this fine home! Inside you will find so much original along with contemporary, architectural enhancements that provide an essence of yesterday, today and tomorrow! Formal Living & Dining! Main Floor Family Room w/Gaslog FP! Spacious Schroll Kitchen with Solid Surface Countertops, Stainless Steel Appliances and so many more extras! Breakfast Nook for casual dining! TWO Master Bedrooms – Main Floor and Upper Level! The upper level Master, an architectural wonder in design, includes 5-pc Master Bath, two walk-in closets and a loft! Downstairs an additional bedroom plus Craft Room! Laundry! & Mechanical Rooms! So many amenities throughout! Five Bedrooms! Four Baths, Hardwood! Sprinkler System! Two-Car Detached Garage! Call for your Private Showing ...



**7431 Hilary Drive • \$391,500**

What an amazing home! It's beautiful, meticulously cared for and elegant in design! Here you will find the warmth of stained doors and trim throughout, vaulted ceilings, recessed lighting, hardwood and solid surface countertops. Custom window coverings! Gaslog Fireplace! And, spacious throughout! Formal Living & Dining! Delightful Kitchen boasting Granite countertops, Food Prep Island, Newer Appliances, Cooktop Range, Built in Oven and Microwave all with a bright, sunny and most inviting breakfast nook nearby! The King-Sized En-suite Master Bedroom provides an exceptional walk-in closet plus five-piece Master Bath with jetted tub! Add to the main floor living area a 2nd Bedroom/ Office and Main Floor Laundry! Truly, main floor convenience! The lower level Family Room is ideal for home theater or simply a casual setting for family & friends! Here you will find the extra space for Pool Table! Game Table! Reading Area, too! Attached a finished two-car garage! Privacy-fenced backyard! Patio! Sprinkler System and Central Air! Two Bedrooms Up! Two Bedrooms Down! Quiet ... peaceful ... and within only a short distance to nearby business, shopping & schools.



**1751 Milton Road • \$225,000**

WHAT A GREAT NEIGHBORHOOD! What a great home! This one-owner two-story boasts three large bedrooms, two baths, and a main floor that offers not only formal living, but main floor family room, office, combination dining, spacious kitchen and laundry! The single car garage provides 32' for parking and workshop! And, the back yard provides the perfect area for play and entertainment – includes large covered patio and a utility shed for outside storage!




**7246 Manhattan Lane • \$210,000**

LOCATION! LOCATION! So much to offer in this 3 Bedroom 3 Bath Tri-Level. Includes Master BR w/Master Bath! Formal Living! Combination Dining! Family Room with Wood-Burning Fireplace! 12x15 Sunroom! "Newer" Patio w/Firepit! 10x10 Storage Shed! All this with a two-car finished garage in a great neighborhood! This would make the perfect starter home for your growing family!

**Tract 68 & 72 Laramie River Ranch** • 35.2-acre homesites in Albany County near Wheatland Reservoir #2, Laramie River, the Laramie Mountains and Medicine Bow National Forest. Open grassland with some rolling terrain. Fishing! Waterfowl! Boating!


**\$30,000 each**



**LAND!**

**Tract 43 Brundage Road** • 7.39 acre building site in Happy Valley, 1st Filing. Only minutes west of town and just north of Happy Jack Road. Protective covenants and HOA control land use. Two horses allowed. Call for complete copy of conditions and restrictions.

**\$28,500**



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CHEYENNES HOMETOWN REALTOR

**BOB SCOTT** 307-421-4620

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**620 E. OLE MAVERICK ROAD** - What a unique home! Over 500 Sq. Ft. of 2 story enclosed front porch, hot tub, open spacious living room, master suite with bath & walk in closet, just north of the city limits. **\$297,900**



**4716 SADDLEBACK** - Fabulous! Vaulted ceilings, separate dining, main floor laundry, master suite, fenced back yard, sprinkler system, A/C, 2 car garage. **\$239,900**



**3712 SNYDER AVENUE** - What a wonderful Avenues opportunity! Gorgeous hardwoods, updated bath, beautiful dining nook, fenced back yard and affordable! Don't miss! **\$182,900**



**TRACT 23 LATIGO LOOP** - Beautiful building lot located on Latigo Loop. Rolling terrain, good possibilities for walk-out basement. 14.32 acres. **\$39,900**



**1280 W. JEFFERSON ROAD** - Investment opportunity! One-level living, hardwood floors, large lot. Bring your tools! This could be the one! **\$95,000**



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*Merry Christmas & Happy New Year!*

*Thank you for your valued business, your trust, and the opportunity to serve you. I look forward to doing business with you for many years to come!*

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**10560 WIND DANCER ROAD**



**MAKE LIFE SWEETER!** When mom comes to visit, show her to the extra suite in this low-maintenance home on 4.69 acres. Great features include four bedrooms, four bathrooms, tasteful dining room, huge family room with built-in bookcases, gas fireplace, classic formal living room with carpeting. Beautiful ranch with breathtaking views plus four garages. **\$485,000.** Please call Joe Prunty for more information - 630-0950.



**See the virtual tours @ [www.Move2Wyo.com](http://www.Move2Wyo.com)**

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**Justin Howell**



631-8850



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**Stunning quad level!** Updated Hickory kitchen & baths, 4 bedrooms, 3 baths, central A/C, new windows, attractive hardwood flooring, new windows, maintenance free brick & steel siding. Situated in desirable Bluffs Subdivision. See this lovely home today! **\$279,900**



**Roy Howell**

631-8880



**5034 WINDMILL ROAD**



**4133 RIDGE ROAD**



**7093 SUNDANCE LANE**



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## 1994 Telephone Road

Loaded with potential! Manufactured home on a permanent foundation, surrounded by the shell of a stick built home. Fenced & cross fenced w/ outbuilding. \$175,000

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## 218 B Country West Road

Easy and Affordable living. Close to shopping. Open plan concept with nice sized rooms. There is also a one car garage. \$98,000

CALL CYNTHIA - 221-3334



*Under Contract!*

## 2801 Snyder Avenue

Darling maintenance free bungalow on a great corner lot. You will enjoy the large sun porch all year long. Open living and dining areas flow into a roomy kitchen with newer flooring. This home has a newer furnace, roof and extra insulation has been added. The corner lot is wonderfully landscaped.

\$149,000

CALL CYNTHIA - 221-3334



## 1111 E 6th Street

2 cute homes on one lot. The front home is 950 sq ft with new carpet, paint, furnace and roof. The back home has newer flooring and hot water heater. Nice condition in both. Great cash flow, excellent return. Each home is separately metered \$124,900

CALL CYNTHIA - 221-3334



*Under Contract!*

## 256 Stinson Avenue

Great natural light, open living & kitchen. Beautifully landscaped corner lot w/ sports court & gazebo area.

Plenty of room for RV parking & oversized 2-car garage. \$136,000.

CALL CYNTHIA - 221-3334



## 353 Arp Avenue

Well maintained, cute and cozy cottage with wonderful natural light. Newer flooring and paint. Fenced front and back yards w/ oversized garage. Now all new carpet! \$124,000.

CALL CYNTHIA - 221-3334



*Under Contract!*

## 2613 E 10th Street

Darling home featuring hardwood floors on the main level, new carpets in the finished basement. 4 bedrooms, 2 baths, great backyard, RV parking.

\$149,900

CALL CYNTHIA - 221-3334



# Cynthia Biggs

307.221.3334 | cynthiabiggs@cheyennehomes.com

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# New Homes Available Now!

## THE MIDDLETON

Stunning 2 story featuring a sun soaked spacious living room, the beautiful kitchen looks through the dining room and onto the patio. There are 3 large bedrooms upstairs. The basement is unfinished and ready for your ideas. \$249,250

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You will find that every home built by JEI incorporates these ideals. Our staff strives to be attentive to your needs, and will work with you from the time you walk through our doors to the time you walk through yours, and beyond. We plan to exceed your expectations.



## 3901 MEDICINE MAN

Great 2-story townhome features 3 BR/3 BA & 2-car garage. Open and inviting floor plan. Call for current pricing & specials!



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# Many Plans To Choose From!

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# Sean Biggs

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- ★ 6 LOTS UNDER CONTRACT ★



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### 610 Peach Street



Beautiful 3 BR/2 BA home on walkout lot. Open floorplan, A/C. Can be purchased with a RD loan - no money down for qualified buyers!  
**\$249,900**

### 5227 Boulder Court



*New Listing!*

Spacious 3 BR, 2 BA home in Granite Hills! AC, fireplace, granite, stainless steel appliances, front yard landscaping will be included.  
**\$323,900**



### Lot 2, Blk 3 Faith Drive

0.94 of an acre ideal for general offices, retail, wholesale, service business, food establishment, gas station, or a day care. Cheyenne's new Northern Plaza provides convenient neighborhood services. An exceptional commercial opportunity! **\$307,098**

### 6th Road 218



30 acres just minutes from North Cheyenne. No covenants. Completely fenced with loafing shed, yours for **\$200,000**

### 1108 E. 7th Street



*Under Contract!*

Nice two bedroom, two bath home with new roof, hardwood floors, 1-car garage, and unfinished basement.  
**\$89,900**

### 314 E. 21st Street



Prime downtown location just south of the hospital. Individual executive unit, conference room, reception. Utilities and janitorial included.  
**\$400/mo**

### 1231 Alyssa Way



Fabulous 1573 sq. ft. townhome with 2 BR, 2 BA, stainless steel appliances, gas fireplace, AC, full landscaping and fence.  
**\$300,350**

### 4520 Marble Ave



*New Price!*

Nice 4 BR, 2 BA tri-level with updated bathrooms and kitchen, new roof, water heater, and covered back patio. Wooden playset is included.  
**\$168,000**

### 607 Grape Street



Lovely three bedroom, two bath home with vaulted ceilings, A/C, and stainless steel appliances. Located near the Greenway.  
**\$229,800**



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# Angie Depew

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### 2358 COUNCIL BLUFF

Fantastic ENERGY STAR RATED home by Frauendienst Quality Homes. EXCELLENT quality! Ranch style home with full unfinished basement and 9ft. ceilings. Oversized 3 car garage. Fully landscaped front and back with sprinkler system and backyard vinyl fence. Schroll kitchen with granite counter-tops. Master bath with upgraded tiles and counter-tops. Very open floor plan! \$399,900



### LARRY SUTHERLAND

307.630.0528

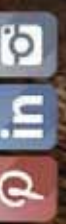
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### 2358 Council Bluffs



Fantastic ENERGY STAR RATED home by Frauendienst Quality Homes. 3 BR/2 BA/3-car garage, fully landscaped front & back. Schroll kitchen w/ granite countertops. **\$399,900**

### 13251 Alpine Ranch Road

NEW PRICE



Beautiful ranch style home. New fenced back yard. Oversized 3-car garage, master suite, split BR plan, main floor laundry, gas fp, granite kitchen and paved roads. **\$359,500**

### 1635 Blues Drive

NEW PRICE



Roomy ranch style with 2705 finished SF offers vaulted ceilings, open floor plan, finished walk-out bsmt w/ room for your pool table, and panoramic views off the back deck. **\$259,900**

### 336 Bocage Drive

NEW LISTING



What a package! Premiere location, great price! This bi-level 5 BR/2 BA, 1-car garage home features hardwood, newer kitchen, new windows, trex deck, sprinkler system. **\$180,000**



where my experience matters, because *your* experience matters

# GEORGE COSTOPOULOS

george@cheyennehomes.com

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(307) 773-8469 DIRECT



It is with great pride that #1 Properties welcomes Buck Wilson to the #1 family of real estate professionals. Buck loves to experience the great state of Wyoming in every season. He enjoys skiing, golfing, boating, mountain biking, Frisbee golf, and spending time with his family. He is an Eagle Scout with Boy Scouts of America.

Buck's real estate adventure began in 2002, and he is pleased to join #1 Properties. He has experience working with buyers and sellers as well as developers, and is ready to help guide you on your own real estate journey! Buck has past experience in both sales and advertising.

Buck is a proud member of the Cheyenne Board of REALTORS®, the National Association of REALTORS®, and the Wyoming Association of REALTORS®. Buck is excited to be on the #1 Properties team, and looks forward to serving the people of this wonderful community. Call him today and experience the first-rate care and attention he offers all his clients!



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### 7303 Hazer Court

*New Listing!*



Country living at its best! Don't miss the lovely ranch style home just minutes from Dell Range. The main floor has an open floor plan with a 2 sided fireplace. The master suite features a 5 piece bath with corner tub and large closet. The basement is perfect for entertaining, with a wet bar, theatre area and second fireplace. The outside is special, with an amazing covered patio, fenced yard, sprinkler system and an outbuilding for storage or extra garage. Live the dream! Offered at \$386,500

### 7611 Danni Marie Circle

*New Listing!*



This lovely Pointe home has so much to offer! Gleaming exotic hardwood floors, cherry cabinets, corian countertops, ceramic tile and stunning custom built-ins. The master suite has an oversized shower and a custom cabinet for extra storage. The basement is finished with 2 large bedrooms, family room and an extra room, perfect for an office or exercise equipment. This home boasts 2 fireplaces with gorgeous stone veneers. The lot is one of a kind--tucked in a quiet cul-de-sac and with a stunning view. Offered at \$379,900

*New Price!*

### 6718 Legend Ln



Beautiful Pointe twinhome!  
Open, inviting plan with island kitchen, sunroom, luxurious master suite, finished basement.  
Offered at \$341,000



### Tr 55 Monarch Dr

Country living at it's best! Build your dream home in desirable Fox Run. Just minutes from Dell Range. Paved road, utilities at street. Premium lot with high end surrounding properties, lovely location!  
Offered at \$106,000



### 1241 Alyssa Way

"WIND RIVER"  
TWINHOME.

2 BR/2 BA, finished basement.  
Offered at \$312,900



### 1231 Alyssa Way

"GARNET"  
TWINHOME.

2 BR/2 BA, unfinished basement.  
Offered at \$300,350



### 607 Grape Street

"ASPEN"

SINGLE FAMILY HOME.  
3 BR/2 BA, unfinished basement.  
Offered at \$229,800



### 5227 Boulder Court

"EVERGREEN"

SINGLE FAMILY HOME  
3 BR/2 BA, unfinished basement.  
Offered at \$323,900



Call me today - we're now reserving lots in

## THOMAS HEIGHTS

# 214-0827

paige@cheyennehomes.com

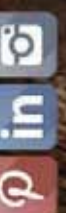
# Paige Lain



www.cheyennehomes.com  
307.634.2222 | 800.289.0998



6106 YELLOWSTONE RD  
1660 DELL RANGE BLVD







1244 JESSI DRIVE \$489,900

2015 Parade of Homes model. The Tuscano is a spacious ranch style, featuring a split bedroom design, formal dining room, contemporary finishes and a full finished basement with wet bar and Jack and Jill bathroom. All the Bells and Whistles in this one. Available now!



1363 JACK LANE \$454,900

The Biltmore, a fantastic new plan at The Pointe. HOA (\$150/mo) includes lawn care and snow removal. This one was featured in the 2015 Parade of Homes and features 4 bedrooms, 3 baths, 3 car garage, den, fully finished basement with a wet bar and lots of storage!



5227 BOULDER COURT \$323,900

Fabulous new plan in Granite Hills! Vaulted ceiling, open great room, granite, hardwood, 5 piece master bath and a 3 car garage. Ready now! A new home for the holidays!



607 GRAPE STREET \$229,800

Wonderful new Homes by Guardian floorplan in Country Homes! 3 BR on main level, 5-pc master bath, great location! Can be purchased w/ RD loan - no money down for qualified buyers!



Robin BURNS

307.630.0170  
robin@cheyennehomes.com

307.634.7900

www.HomesByGuardian.com

Angie DEPEW

307.421.3064  
angie@cheyennehomes.com



Jennifer NELSON

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jennifer@cheyennehomes.com

HOMES BY GUARDIAN

Paige LAIN

307.214.0827  
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#1 PROPERTIES

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# HOMES BY GUARDIAN



*Coming Soon!* Reserve your lot now! Wonderful new north subdivision on Thomas Road, between Ridge Road and College Drive.

## THOMAS HEIGHTS



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6106 YELLOWSTONE RD  
1660 DELL RANGE BLVD



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*Paige*  
**LAIN**

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paige@cheyennehomes.com



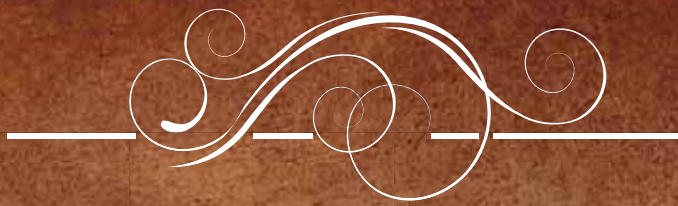




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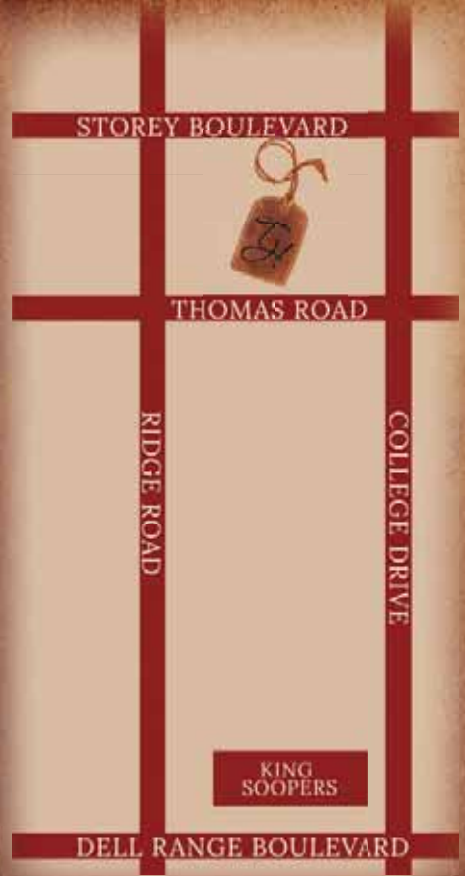
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INTRODUCING

# THOMAS HEIGHTS

*a brand new north neighborhood overlooking the city of Cheyenne*



193 single family homesites in a wonderful Northeast location on Thomas Road, between Ridge Road and College Drive overlooking the city of Cheyenne

All the benefits of city utilities while retaining the feel of county living

Two community parks green areas with plenty of room for families to gather and kids to play

All home sites feature CenturyLink advanced fiber internet

Lot reservations for the first phase are now available

Tree-lined streets and sidewalks

OFFERED BY





631-2999  
773-8463

*June Casey Samuelson*  
cowgirl@cheyennehomes.com



see virtual tours on [FrontRange360.com](http://FrontRange360.com) and [Realtor.com](http://Realtor.com)



## *Amazing Mountain Home!*

### 9 ROAD 102 - GRANITE CANYON

Amazing property, nestled in pines and rocks with fabulous views. Stocked fish pond, also used for paddle boating. Inviting home with 4 BR/3 BA, wrap-around deck, walk-out basement and versatile outbuilding used for garage, workshop, craft room, walk-in freezer, stalls and hay storage. The most beautiful meadow ever that yields a good crop of hay. Geodesic Grow Dome for year-around growing flowers and vegetables. On Wyoming/Colorado border close to Ft. Collins, Cheyenne, and Laramie.

Twenty-four acres. \$379,000



*Sale Pending!*

High profile acreage  
NORTH COLLEGE DRIVE.  
Approximately 9 gross acres. All  
utilities either on property or  
close by.  
\$1,029,432.

### ZONED LIGHT INDUSTRIAL

Very clean 1.3 acre lot at corner of Hinesley and Woodhouse Drive. County lot zoned light industrial. Perfect for shop! Great value! \$80,000.

### LOT 19 HORSE CREEK RANCH

12 acres. Finest lot at Horse Creek Ranch. Only minutes from town with county maintained roads. School bus stops at every home. Very scenic views from this lot with several walk-out basement opportunities. \$125,000.

*homes by Consolidated Construction, Inc.*

GENERAL CONTRACTOR SINCE 1959



### TOM HORN TRAIL

Amazing new construction with two-sided fireplace, Schroll Cabinets, rich granites, plenty of hardwoods and tile. Only minutes from town at Horse Creek Ranch with County maintained roads and the school bus stops at every home.

Nothing beats the beauty and quality of a Consolidated home. Call June for details!



### SCENIC RIDGE

Consolidated is now building at wonderful Rocking Star Ranch with plenty of open space, natural gas, and great roads. You will want to work with the builder to customize these great homes. Call June for plans!



*New Listing!*

### 120 W. 6TH AVENUE

Stunning, sophisticated townhome in the Avenues that is like new. Two master suites, two sun rooms, state of the art kitchen, includes gas, solar, electric heat, and nice, warm hardwoods. You will never find a home like this in such a fabulous location!

\$265,000.

*Beginning Three New Homes!*

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#1 PROPERTIES

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COMING SPRING 2016!  
2-STORY TOWNHOUSES WITH HOA MAINTENANCE INCLUDED.

*Starting in the mid \$200,000s!*

**HOMES**  
BY GUARDIAN

*visit our model  
home today*

OPEN DAILY 11:00 AM TO 5:00 PM  
Powderhouse to Michael Evans to Jessi Drive



*Robin*  
**BURNS**

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robin@cheyennehomes.com

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www.HomesByGuardian.com

*Jennifer*  
**NELSON**

307.421.4955  
jennifer@cheyennehomes.com





# Exceptional Church...

# \$650,000



## 1517 WALNUT DRIVE

Approximately 4,752 Sq. Ft. on main level with 4,752 on lower level. Beautiful sanctuary with wood-paneled vaulted ceiling, newer carpeting, New Roof, and seating capacity of approx. 220 persons. Main floor offices. Lower level fellowship hall, kitchen, nursery and classrooms. Excellent location. Zoned MR-1.



Approx room sizes:

Sanctuary	45 x 45
Altar/Stage	37 x 18
Foyer	18 x 12
Library	20 x 11
Choir Room	23 x 14
Fellowship Hall	46 x 27
Kitchen	31 x 11
Nursery	25 x 11
Classrooms (3)	25 x 11
Parking	21-49 spaces
Lot Size	20,500 sq ft



### Bill Lewis

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bill@cheyennehomes.com

### Larry Sutherland

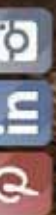
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larry@cheyennehomes.com



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#1 PROPERTIES

6106 YELLOWSTONE RD  
1660 DELL RANGE BLVD



# SMITH BARRETT TEAM



The Lazy K Bar is located along the historic Oregon Trail in NW Platte County, near the town of Glendo on Interstate 25 between Douglas and Wheatland. The ranch consists of 16,431 deeded acres together with 2,640 state leased acres and 681 BLM leased acres. The ranch has excellent water rights from four creeks, several springs and over twenty wells with four center pivots irrigating over 900 acres with a rated carrying capacity of 600 cow/calf pair or 900 yearlings. Elevations range from 4,800 ft. to over 5,600 ft. with a variety of terrain from cottonwood-lined creek bottoms and interspersed meadows to rolling grass covered pastures and pine and cedar ridges. Improvements are six homes of various sizes, several barns, equipment sheds, two shops and complete set of steel pipe corrals with certified scale. The ranch has significant wildlife populations including elk, mule deer, white tail deer, antelope along with wild turkey and several other upland game birds. \$15,000,000

## LAZY K BAR RANCH



## NORTH PLATTE RIVER VALLEY RANCH

The North Platte River Valley Ranch is located five miles west of the historic settlement of Fort Laramie, twenty miles east of Interstate 25. Consisting of 7,254 deeded acres together with 1,160 BLM and state leased acres with a mile and half frontage on the North Platte River. Modest improvements are located at the south end near the river which includes 140 acres irrigated putting up 6 tons to the acre from a 975 GPM well and Interstate Canal System. The ranch runs north five miles to the Haystack Hills and provides excellent livestock grazing with water from five wells, four springs and 1 ¼ miles of underground pipeline. The ranch has been owner operated running 350 cow/calf pair or 600 yearlings. Elevations range from 4,500 ft. along the river to 5,000 ft at the north end with a variety of terrain from river bottom, irrigated meadow to rolling grass covered pastures and pine covered hillsides. The ranch has wildlife including elk, mule deer, white tail deer, antelope along with wild turkey and several other upland game birds. \$5,200,000

## DWYER RANCH



The Dwyer Ranch is located five miles east of Interstate 25 on the south side of US Highway 26, just east of county road 320. Consisting of 6,421 deeded acres together with 680 BLM leased acres. Includes an older home with a 25 GPM well and set of corrals. There are two center pivots which irrigate 320 acres from two wells that produce 825 to 850 GPM, along with three stock water wells. The pivots have been leased for crops but are capable to producing 4 tons to the acre. The ranch has been owner operated running 300 cow/calf pair or 500 yearlings. Elevations range from 4,700 ft. to 4,800 ft and has gently sloping terrain with the irrigated pivots to rolling grass covered pastures. The ranch has wildlife including mule deer and antelope along. \$3,300,000



**NEW PRICE!** \$279,900

**4093 ROAD 209**  
Residential - Carpenter

Beautifully maintained 3 BR, 2.5 BA home features a desirable open floor plan w/ tons of natural light & split BR design. The kitchen has great counter space & easy access to laundry room. Landscaped yard has a sprinkler/drip system & east facing deck. The detached garage is large enough to park your vehicles, store ATV's, tools, etc. Loading shed with hay storage & fenced pasture. Shooting range!



### 1662 HIDEAWAY TRAIL Residential - Cheyenne



**NEW CONSTRUCTION!** \$445,000

Another quality home from Sanchez Construction, LLC! This spacious floor plan consists of 1932 SF on the main floor. You'll love the granite countertops throughout and the gleaming hardwood floors. In what you've come to expect with Sanchez Construction the home will feature alder cabinets, doors, and trim and many more high end finishes. A walkout basement and awesome views of the Rockies complete this package!

## MORE NEW HOMES BY SANCHEZ CONSTRUCTION!

### LOT 36 BLK 25 CAMPFIRE CT New Construction - Cheyenne



This fabulous 5 BR, 3 BA home in Saddle Ridge with over 3400 SF & walk out basement has it all ... a fabulous open floor plan with a fireplace in the living room, desirable split bedroom design along with hardwood floors, vaulted ceilings and a to die for kitchen with alder cabinets, a hidden pantry, granite countertops and a stainless steel appliance package. Main floor master bedroom features nicely sized walk in closet and large five piece master bath. Basement features a family room complete with a bar, fireplace, 2 BR/full BA. An attached 3-car garage and full landscaping package complete this fabulous home. Offered at \$414,000



### LOT 48 SCENIC RIDGE New Construction - Cheyenne

This Sanchez Construction home boasts quality throughout!! 1714 SF plan offers 3 BR/2.5 BA as well as an enormous four car garage. It will feature granite counters throughout, lovely hardwood flooring and custom tile, alder cabinets, doors, and trim and many more high end finishes! Fabulous views of the Rockies tie the bow on this amazing new home. Estimated August 2015 completion date. Stay tuned! Offered at \$385,900

### 132 & 134 PRAIRIE ST Residential - Burns



**NEW LISTING!** \$179,000

This fabulous brick duplex hosts all kind of ownership possibilities! One 2BR/2 BA unit & 3 BR/2 BA unit. Both units have a basement and feature central AC. If you're looking for an investment this property is definitely worth a look. If you're looking for a home for yourself you may want to consider living in one unit and renting the other. Each unit features a fenced yard and backyard deck or patio area. There is a 30'x24' garage with alley access as well as a driveway in the front of the duplex that provides off street parking for two vehicles. Well-designed!

### TBD FOREST SVC. RD LAND



**NEW LISTING!** \$99,900

Fabulous building site at Douglas Overview! This 6.95 acre parcel has views of Douglas Creek and is minutes away from Rob Roy Reservoir. Hunting, hiking and fishing opportunities are endless - this property borders Medicine Bow National Forest. Sunsets and sunrises will take your breath away - absolutely a beautiful property! Electric and telephone are on property.

### 5409 LIZ RANCH ROAD Residential - Cheyenne



**NEW LISTING!** \$205,000



Gleaming hardwood floors welcome you to this meticulously maintained two story! The home features three bedrooms all located on the same level! You'll love the formal dining room with a wood stove for those chilly winter nights! The basement has all the framing completed and is set up for a full bath, a bedroom, and a family room as well as the laundry! Don't miss the opportunity to make this spectacular house your home! \$205,000



**AMY SMITH**

amy@cheyennehomes.com

(307) 214-5583 www.smithbarrett.com

**DANE BARRETT**

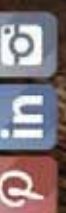
dane@cheyennehomes.com



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6106 YELLOWSTONE RD  
1660 DELL RANGE BLVD





Enjoy the Holidays Here!

Larry Sutherland  
larry@cheyennehomes.com  
307.630.0528



another gorgeous family heirloom by

13568  
Alpine Ranch



Heirloom  
Home Builders

**READY TO MOVE IN!** Another gorgeous family heirloom by Heirloom Homes located on 6.47 acres in serene, horse friendly Alpine Ranch subdivision! This splendid home features a Malarkey roof, covered front and back porches, upgraded fiberglass exterior doors and a gas line for your outdoor grill. Inside you will enjoy vaulted ceilings, granite countertops with under cabinet lighting, hardwood floors, artful tiles, clawfoot slipper tub in fabulous master bath, and much more! This home also has several "green" features to suit all. Don't miss this beauty! Offered at \$379,900.



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#1 PROPERTIES

6106 YELLOWSTONE RD  
1660 DELL RANGE BLVD







- Exceptional close-in rural building lot in desirable Legacy Ridge off Horse Creek. Horses allowed.
- 9.39 fenced acres offers several building site options.



- Spacious 4BR, 3.5BA home in Sunrise Estates - lots of upgrades!
- Fully finished walk out basement w/ FR, BR, BA.
- Great master suite!



- Gorgeous Sunset Homes home in Saddle Ridge w/ vaulted ceilings
- Open floor plan, LR w/ gas FP. 3 BR, 2BA, 2-car garage. Finished FR in basement, fully landscaped



- 3BR, 2BA, 4-car garage home by Sunset Homes in Fox Run II
- Open, split BR floorplan, vaulted ceilings, extensive hardwood floors, custom tile, finished FR in bsmt



- Wonderful quad-level, 4BR/3.5BA, 2-car garage, lovely landscape
- Spacious FR addition with striking stone fireplace. Updated kitchen counters/tile. Great property!



- Very nice 1BR, 1BA condo in the heart of downtown Cheyenne.
- HOA for all utilities except electric. Dedicated parking spot.
- On-site community laundry



- Amazing custom built 3BR, 3.5BA, 2-car garage Mustang Ridge home.
- Extensive hardwoods, beautiful kitchen w/ island.
- Bsmt w/ bar, rec area, FR/BR/BA



- Beautiful 3BR, 3BA, 3-car garage home just off Whitney Rd.
- Vaulted ceilings, gorgeous kitchen.
- Bonus room, finished, walk-out basement w/ bar. 30x45 shop.



- Wonderful 3BR, 1BA, 2-car garage home in nice Northeast location
- Spacious kitchen & dining w/ wood floors, vaulted living room plus a separate family room.



- 1800 SF ranch style on 10 Acres in Burns. 3BR, 2BA, open floor plan
- Spacious 2-car garage + fabulous 40x80 commercial building w/ concrete floors, 2 roll up doors.



- County commercial lot on E Dell Range Blvd by Saddle Ridge, near all the new devel in E Cheyenne!
- 1.36 Acres, corner lot, zoned MUB. Property has a well on it.



- Custom built 2-story home in Alpine Ranch subdivision.
- 5BR, 3.5BA, 3-car garage. Stunning finishes, finished bsmt. Gorgeous landscaping!



- Attractive ranch-style home on corner lot with RV parking.
- 3BR, 2BA, 2-car garage home has 9ft & vaulted ceilings, open floor plan, bsmt ready for your finish.



- Wonderful 3BR, 2BA, 2-car garage home, walkout basement.
- Vaulted ceilings in LR, DR, kitchen, custom concrete flooring, gas FP. Decks, sprinklers, AC.



- Wonderful 3BR, 2BA, 2-car garage Dan Gregg re-sale, full unfin. bsmt
- Lot backs up to wheat field and open space. Maintenance free exterior, top quality finishes.



- Stylish Western Hills 1.5 story home, 5 BR/4 BA, great space.
- Formal vaulted LR, DR w/ fp, granite kitchen. Over 4000SF!
- Finished bsmt. Mature landscaping



- Great North location for this 2BR,2BA, 2-car garage townhome.
- Large living room w/ fp, separate dining. Fenced patio area.
- Unfinished basement.



- Beautiful Crown subdivision on corner lot w/ 3 spacious BR/3BA, 3-car garage, maint-free exterior.
- Great kitchen, LR w/ gas FP, office, deck, fenced yard, RV storage



- Beautiful new home by Dan Gregg
- 3BR, 2BA, 3-car finished garage. Stunning finishes throughout.
- Custom tile, hardwoods, granite. Maint-free ext. Energy Star cert.



- Exceptional Dan Gregg home in Bluffs subdiv. Ready now!
- Upgrades galore, landscape & fence
- Turn key, maint-free, Malarkey roof, A/C, Energy Star

*Scott and Lisa FOSTER*

**SCOTT** 307-631-4289  
scott@liveincheyenne.com

**LISA** 307-630-9000  
lisa@liveincheyenne.com

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1 PROPERTIES

6106 YELLOWSTONE RD  
1660 DELL RANGE BLVD







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#1 PROPERTIES

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1660 DELL RANGE BLVD



908 LAREDO COURT



\$425,000

5BR | 4BA | 2-car garage

www.62347.mistiewoods.com



3617 CAMPFIRE TRAIL



\$375,000

3BR | 2BA | 3-car garage

www.60551.mistiewoods.com



3620 BLUE SAGE



\$355,200

3BR | 2BA | 3-car garage  
www.62173.mistiewoods.com

TR. 1 ANTELOPE MEADOWS



*Under Contract!*

\$315,000

3BR | 2BA | 2-car garage  
www.60597.mistiewoods.com

3624 BLUE SAGE



\$309,500

3BR | 2BA | 2-car garage  
www.62167.mistiewoods.com

4 OLD TOWN LANE TOWNHOUSES



\$257,000

3BR | 3BA | 2-car garage  
www.61535.mistiewoods.com

1503 GETTYSBURG DRIVE



\$295,000

4BR | 4BA | 2-car garage  
www.62350.mistiewoods.com



5417 HR RANCH ROAD



\$239,900

3BR | 2BA | 2-car garage  
www.60618.mistiewoods.com

705 CREIGHTON STREET



\$215,000

5 Bedrooms | 3 Baths | 2-car  
HUD Property Case  
#591-109098 Sold As-Is  
www.62312.mistiewoods.com

1013 E. 21ST STREET



\$149,900

3BR | 1BA | 1-car garage  
www.62114.mistiewoods.com

1225 MADISON AVENUE



\$159,700

3BR | 3BA | 2-car garage  
www.62350.mistiewoods.com



3124 GREEN VALLEY ROAD



\$142,000

3 Bedrooms | 2 Baths  
HUD Property Case  
#591-122694 Sold As-Is  
www.61741.mistiewoods.com

LOT 8 KNOWLWOOD



\$75,000

Briarwood Ranchettes  
just west of town  
www.60620.mistiewoods.com

3609 EVERTON DRIVE



\$60,000

Live in or vacant land!  
www.62237.mistiewoods.com





### NOW BUILDING IN SADDLE RIDGE!

“Rock Solid” New Construction by Summit View! Western Elite floorplan...decked out with upgrades! Rustic maple hardwood & custom tile

flooring! Granite countertops! Gorgeous kitchen with center island! Vaulted ceilings! Massive master suite, complete with luxurious master bath and soaker tub! Alder trim and doors throughout! Soft-close drawers in kitchen and bathroom! 800 sf family room in basement with wet bar! Tankless water heater! Corner lot with landscaping and sprinkler system! Absolutely Stunning! Offered at \$359,800



**Mistie Woods**  
www.MISTIEWOODS.com  
mistiewoods@cheyennehomes.com (307) 214-7055



**Matt MUNFORD**  
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matt@cheyennehomes.com



**Rachel RENFRO**  
307-640-3754  
rachel@cheyennehomes.com

**READY NOW!**  
MOVE IN BEFORE THE HOLIDAYS!



**847 Royal King Dr**

Exceptional Double T Construction! 3BR/2BA, stainless appliances, granite kitchen & baths, 5-pc master, custom tile, alder doors, hardwoods, gas fireplace. 10.10 acres. \$399,000

**SOLD!**



Stunning new home by Double T Construction! 3BR/2BA, granite kitchen & baths. Beautiful hardwoods, stainless appliance pkg, 5-pc master bath. 8.6 acres. Oct completion. \$349,000



**NEW PRICE!**



**1204 MELODY LANE.** Excellent Curb Appeal Vaulted ceilings throughout the kitchen, dining & large family room. Main floor master w/bath & 2 spacious BRs upstairs. Fenced yard, covered front porch and roomy 2 car garage. Offered at \$219,750



**NEW LISTING!**

**3065 LEECH BLVD.** Great location! Walking distance to schools and shopping. Updated and move-in ready. Large family and living areas. This home is a must see! Offered at \$195,000



**NEW LISTING!**

**608 E. 3RD STREET.** Charmer! This home features hardwood floors, updated kitchen, fenced front/back yard with alley access. This home will easily qualify for any gov't financing! Offered at \$129,900



**NEW PRICE!**

**155 THUNDER ROAD - ROCK RIVER.** Natural oasis! Minutes from Wheatland 3 Reservoir, Laramie Peak National Forest and borders state land. Property boundary is the middle of Laramie River. Abundant wildlife and Bald Eagles fly overs! Offered at \$51,000



**PENDING!**

**831 PHOENIX DRIVE.** All the comforts of home! Three bedrooms, two baths, 1-car garage, fenced front & back. AC and close to schools and public walking trails. Offered at \$166,500



**PENDING!**

**272 PATTON AVENUE.** South Park Charmer! Upgrades include AC, oversized back yard, sprinkler system, patio, maintenance-free living. Great master suite and oversized bedrooms. Offered at \$162,000



**PENDING!**

**TR. 19 LAZEAR RANCH ROAD.** Gorgeous HR Ranch Subdivision. Horses allowed on this lot with rolling hills and endless possibilities for walk-out, garden or hilltop ranch. Over 10 miles of riding and hiking trails. Nature reserve includes Crow Creek. Offered at \$59,900



**Dave COLEMAN** (307) 214-6009  
dave@cheyennehomes.com



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**1 PROPERTIES**

6106 YELLOWSTONE RD  
1660 DELL RANGE BLVD





220 Savannah Drive



\$225,000

Super clean rancher, hardwoods, granite, stainless appliances, fireplace, nice master with full bath and walk-in closet. Backs up to open space. Very private!



705 Carmon Circle



New Price! \$189,000

Nice Sun Valley rancher on a huge lot! New paint and carpet throughout. Private cul-de-sac that is close to schools and shopping. 3 BR/2 BA/1-car garage.



5136 McCue Drive



SOLD!

\$309,000

4431 Road 210A



Under Contract!

\$225,000

6858 Elizabeth Road



SOLD!

\$375,000

www.janetgage.com

Janet Gage

REALTOR®

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#1 PROPERTIES

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new construction by *at* THOMAS HEIGHTS

Coming Soon!

Reserve your lot now! Wonderful new north subdivision on Thomas Road, between Ridge Road and College Drive. Your floorplan or ours! Custom plans available. Late Spring completion!



build your Sunset Homes dream home here!  
open space  
unavailable

The Briarwood Plan



The Lakewood Plan



The Fireside Plan



3608 Campfire



SADDLE RIDGE - \$335,500

Gold!

3409 Ranch View 7900 Sorrento Ln



SADDLE RIDGE - \$328,500



FOX RUN II - \$379,900

The Briarwood Plan

The Eastwood Plan

3 brand new homes by Sunset Homes. All 3 offer 3BR, 2BA, and a 2- or 3-car garage. Each home offers many upgrades including slab granite counters, custom cabinetry, extensive wood and tile flooring and each one has a large, finished family room in the basement.

Scott and Lisa FOSTER



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scott@liveincheyenne.com  
LISA 307-630-9000  
lisa@liveincheyenne.com

WWW.LIVEINCHEYENNE.COM

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#1 PROPERTIES

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1660 DELL RANGE BLVD





## 6705 FOXGLOVE DRIVE



Elegance prevails in this stunning custom home overlooking entire Rocky Mountain Front Range in prestigious Meadowlark Estates Subdivision. Bright & open, 7 spacious bedrooms, 10 baths, 5 laundry rooms, and 4 car attached & heated garage. Elegant gourmet kitchen. Elevator for easy accessibility. Sumptuous master suite. Two enclosed sunrooms for enjoying year-round panoramic views. Finished walkout basement with wet bar, wine cellar, library. Separate guest quarters. Truly enchanting! \$975,000  
www.61018.WendyVolk.com



## 6513 HITCHING POST LANE



Come experience an exquisite new ranch-style home in Saddle Ridge Subdivision. Located one block from corner of Whitney Rd & Hitching Post with 3 BR/ 3 BA, 2 gas fireplaces, 2 car attached garage with convenient alley-access. Two covered patios are the perfect backdrop for relaxing with a tall glass of ice tea. Open floor plan designed for easy living with rooms positioned for convenience and designed to incorporate the latest amenities. Basement family room finished for additional entertaining! \$349,900  
www.61359.WendyVolk.com

## 3754 RIATA RANCH LOOP



Brand new home by Leaning Tree Homes! 3 BR/2 BA/2-car garage on 5.39 acres. E on Campstool Rd 8 mi, L on Arena Rd, 2nd left on Riata Ranch Loop. Move-in ready!  
\$302,000  
www.61953.WendyVolk.com

www.wendyvolk.com



J. Fred Volk

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Wendy Volk

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John Volk

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www.cheyennehomes.com  
307.634.2222 | 800.289.0998

#1 PROPERTIES

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6106 YELLOWSTONE RD  
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# 7311 HUNTZ DRIVE *New Price!*



Grace & exceptional style come together perfectly with this breathtaking home in The Pointe. 4 BR/4 BA & fully finished basement with wet bar. Gourmet kitchen combines with spacious great room & dining room to create a warm and relaxing atmosphere. Luxurious master suite designed to pamper. Built-in surround systems, central a/c, & glistening hardwood floors. Private peaceful covered patio overlooks fully landscaped yard. \$489,900  
www.62501.WendyVolk.com



# 2819 THOMES AVENUE



Exquisite turn-of-the-century 2-story! 5 bedroom, 3 bathroom, 2-car garage, breathtaking woodwork, updated kitchen with modern touches, formal LR/DR, lush landscaping, water feature. \$399,900  
www.62368.WendyVolk.com



# 6824 BRAVE COURT



Exceptional townhome on a quiet cul-de-sac in The Pointe! 2 BR/2 full BA on main level, 2-ca garage, stainless appliances, hardwood floors, & cozy gas fireplace. \$299,900  
www.62052.WendyVolk.com



# 6920 CORDOVA DRIVE



3 BR/2 BA and main floor laundry in this open ranch style home in Monterey Heights. Oversized private deck, mature landscaping. A warm and inviting home! \$279,900  
www.62592.WendyVolk.com



# 814 PHOENIX DRIVE *New Price!*



Sunny and bright bi-level home located in the heart of Sun Valley Subdivision. Four bedrooms, 2 baths, with 2 car garage/shop and one car attached garage. Minimal-maintenance vinyl exterior siding, updated windows, freshly painted interior. Oversized two car detached garage and heated shop with convenient alley access. Plus parking area for camper/RV. \$216,000  
www.61332.WendyVolk.com





# CAMPSTOOL BUSINESS PARK



**CAMPSTOOL BUSINESS PARK.** 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.

# 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.

# 4800 CHRISTENSEN ROAD



**FOR LEASE!**  
Commercial Warehouse For Lease on 3 rural acres of land! Conveniently located warehouse on the outskirts of Cheyenne just off US Highway 30 & Christensen Road. Reinforced concrete floor. Pass through overhead doors. Restroom and small office. Clear-span building with high ceilings. Excellent for storage or maintenance. Well & Septic System in place. Annual Lease Rate of \$9.50 per square feet with a minimum 3-year lease term. Call for details.

# STOREY BOULEVARD



**NEW PRICE!**  
Looking for a ready to build site for Multi-Family units and rental property?? Look no further. Newly platted subdivision with approved site plan. Plans approved for 3 four-plexes and possible 3 duplexes or 2 six-plexes. No site preparation or infrastructure has been completed. All plans will be transferred to new owner. \$145,000

# 8610 TRUCKER TRAIL



**FOR SALE OR LEASE!**  
Brand new commercial/industrial warehouse facility in Campstool Business Park just minutes east of downtown Cheyenne. Located at US Interstate 80 & Campstool Interchange by Lowes Distribution Center. Over 10,000 sq ft +/- building on a 2+ acre lot with heavy industrial zoning. Additional adjacent land available for expanded needs. Complete city utilities including water, access to high speed data. \$1,300,000

# 613 EAST 25TH STREET



**FOR LEASE!**  
Centrally located metal warehouse facility for lease at the corner of Maxwell Avenue and East 25th Street; just blocks from Downtown Cheyenne. Clear-span building with approximately 3,650 square feet and located on a 17,424 sq ft lot +/- . Excellent for storage or maintenance. Complete city utilities in place. Annual Lease Rate of \$8.50 per square feet with a minimum 3-year lease term. Call for details.

# RIATA RANCH LAND

Wyoming living at its finest! Close-in rural location just off Interstate 80 & Campstool Rd. Spacious homesites with enchanting panoramic views. Rolling hills lend character and shelter each site. Convenient proximity to nearby private riding arena. Easy to Find Directions: Take US Interstate 80 East to Campstool Road Exit. Turn right on Campstool Road and drive 8 miles east and turn left on Arena Rd. Drive 0.8 miles past the large indoor Riata Ranch Arena. Take left on Riata Ranch Loop.

# 2504 & 2508 E. 13TH STREET



**FOR SALE!**  
Two high profile vacant lots adjacent to Security First Bank and McDonalds. Located just south of East Lincolnway between Fremont and Hot Springs. Close proximity to downtown, shopping, and recreation. Zoned CB. \$85,000  
[www.42629.wendyvolk.com](http://www.42629.wendyvolk.com)

# 1221 HUGUR AVENUE



**FOR SALE!**  
A prime commercial location for your business just minutes from downtown Cheyenne. Ideally situated at the corner of East 13th Street and Hugur Avenue. Zoned "CB" with complete city utilities in the street. Vacant commercial lot 2 blocks southeast of Holliday Park and the YMCA. Owner has set of plans and site plan for a proposed commercial building for your consideration. \$39,500  
[www.58570.WendyVolk.com](http://www.58570.WendyVolk.com)

www.wendyvolk.com



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307.771.8359  
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1660 DELL RANGE BLVD





# RIATA RANCH

**Wyoming living at its finest**  
 Spacious 5–21 acre homesites  
 Rolling hills and enchanting panoramic views  
 Close-in rural location  
 Lots from \$45,000

**RIATA RANCH AT CAMPSTOOL 2ND FILING**

Lot	Acreage	Price	MLS #
1	6.81 ±	\$45,000	#62396
4	5.00 ±	\$45,000	#62394
8	7.75 ±	Pending	#62393
10	6.19 ±	\$60,000	#62391
13	8.75 ±	\$50,000	#62389
14	7.87 ±	\$50,000	#62388
16	7.24 ±	\$60,000	#62387
18	6.41 ±	\$60,000	#62385
19	7.54 ±	\$60,000	#62384
20	5.26 ±	\$60,000	#62383
21	5.17 ±	\$50,000	#62382
22	5.60 ±	\$50,000	#62381
23	6.78 ±	\$50,000	#62379
24	5.97 ±	\$50,000	#62378

**RIATA RANCH AT CAMPSTOOL 3RD FILING**

A-1	36.65 ±	Pending	#62377
Lot 28	21.03 ±	\$45,000	#62675



*Contact the Volk Team for information*

**J. Fred Volk | 307.421.0347**  
**Wendy Volk | 307.630.5263**



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The Dynamic Duo



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bob@cheyennehomes.com

**Bob McCormick**  
ASSOCIATE BROKER

630-6618  
patti@cheyennehomes.com

CRS, GRI  
CHMS  
CERTIFIED HOME  
MARKETING SPECIALIST

**Patti Schmidt**



# Homes for the Holidays

May yours be merry and bright, and full of love!  
Bob & Patti, The Dynamic Duo

New Listing!



**Carriage House /  
Garage / Workshop**



820 E. 18th Street  
Offered at \$325,000



Imagine Christmas time in this beautiful vintage home and the lovely family dinners you could enjoy in the exquisite formal dining room. Nostalgic charm is reminiscent throughout this incredible four bedroom, three bath home that was built in 1863. The updated kitchen is sensational with granite countertops - the works! There's a main floor master suite and the carriage house is where the 3-car garage and workshop are located.

*The condition is impeccable and the home is unforgettable!*

New Listing!



2945 Henderson Drive  
Offered at \$145,000

Spend New Years in this wonderful and cozy family home. The curb appeal of this adorable cottage is memorable due to the beautifully landscaped front yard, the home's bay window, fantastic kitchen, three bedrooms, two baths, separate office. Fenced back yard with 2 utility sheds and RV parking.



New Listing!



2112 Apache Street  
Offered at \$259,000

An ideal gift for your family would be this impeccable four bedroom, two bath home. The formal dining room is gorgeous, the family room has a wood-burning fireplace and the sensational yard has a tiered deck with bench seating, and a large patio and basketball court.



Under Contract!

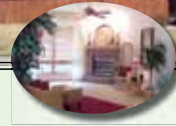


3-Car Garage

4001  
Van Buren Ave  
Offered at \$239,900

This impeccable family home has 4 BR, 2 BA and yes a 3-car garage! But that detached garage is completely finished and talk about "a perfect Man Cave." The interior is as wonderful as its lovely yard. Hardwood floors and updated baths.

**Incredible Townhome  
with a Price to Match!**



7509 Hilary Drive  
Offered at \$375,000

Sensational Ranch style with beautiful hardwood floors. All brick end unit with a huge lot! Over 3600 sq ft finished. Western Hills neighborhood offers this sensational 4 bedroom, 3 bath home. Beautiful granite throughout. Central air.

**8 Minutes From The Mall!**



39.88 Acres  
1551 Horse Creek Rd  
Offered at \$530,000

This 5 BR, 5 BA, 3-car garage Hayes Construction home is indeed a standout, with panoramic views of Wyoming's sunsets. Stunning dining room with hardwood floors and a gourmet's dream kitchen with beautiful granite & abundant cabinet space. AC, RV parking and the acreage is totally fenced.



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# 90 BLAIR WALLIS



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*offered at \$843,000*

*year-round access!*

**Oh, the views!** Simply perfection! 36 acres of treed pristine mountain enchantment. Amazing energy efficiency is built right in with superior construction features, in-floor radiant heating plus a fabulous Tulakivi soapstone heating fireplace. Granite counter tops, amazing design. Concrete tile roof, central vac, surround sound, fully finished walk-out basement. Fantastic outbuilding with finished heated workshop and garage space plus full guest quarters. Trex deck. Maintenance-free exterior. Fantastic outdoor living spaces. Located at Vedauwoo Springs, with easy access between Cheyenne and Laramie.



*Larry Sutherland*

630-0528

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

*Kim Sutherland*

630-1488





**FOR SALE**  
**\$695,000**



**SCAN HERE FOR A VIRTUAL TOUR**



**2514 DELL RANGE BLVD  
 CHEYENNE, WYOMING**

**CURRENTLY DT'S CAR WASH**

EXCELLENT DELL RANGE FRONTAGE WITH SEPARATE TURN-LANE AND REAR ACCESS TO WINDMILL ROAD. INCLUDES ALL FIXTURES AND EQUIPMENT. CURRENT BUSINESS MAY NOT BE THE BEST USE FOR THIS EXTREMELY VALUABLE, HIGH-VISIBILITY SITE. BUILDING WOULD BE AN EASY CONVERSION FOR MANY USES.



LOT SIZE:  
 27,224 SQ. FT.



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**LARRY SUTHERLAND**  
**307.630.0528**  
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# #1 PROPERTIES COMMERCIAL

GET THE POWER  
OF NUMBER ONE!  
CHEYENNE'S CHOICE  
COMMERCIAL BROKER



**4509 DRIFTWOOD DRIVE | \$750,000 or lease at \$15/sf**

4200 Square feet of prime retail / commercial space ½ block off from Dell Range Blvd in Cheyenne, WY. Interior is finished with solid wood doors and exquisite hard surfaces detail. Was once a Spa and Physical Therapy facility. Space can be divided easily. Landlord will consider Tenant Improvements.  
*Larry Sutherland, 630-0528/ Jim Weaver, 630-5161*



**4140 LARAMIE STREET | \$18.00 NNN**

Excellent building for lease at \$18.00 NNN. 5160 sq. ft., with AC, kitchen area, handicap access, restrooms, and paved parking. Owner would prefer a 5 year lease or longer but willing to look at all offers. Building may be able to be split 50/50. Terrific building with a great location.  
*Larry Sutherland, 630-0528*



**433 E. 19TH STREET | \$1,500,000 or lease at \$18/sf**

6809 sq. ft. of above average quality class B office space. Four restrooms two that are handicap accessible, asphalt parking lot with 30 spaces, 6 offices, 10 exam rooms, surgery room, patient waiting room, lobby, waiting room, lab, records room, break room and storage rooms. Tenant may become a month lease.  
*Larry Sutherland, 630-0528*

*Recognized in the Wyoming Business Report's List of Largest Commercial Real Estate Brokerages*

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*118 W. 2nd Avenue*



*New Priced!*

One of the most beautifully appointed homes in the Avenues you'll ever see! Large rooms, gleaming hardwoods, fantastic lighting and fixtures, fabulous kitchen and more! \$265,000.

*716 Mylar Park Dr.*



*Under Contract!*

Terrific Townhome in coveted Mylar Park area. 4 BR, 3 BA, huge family room, vaulted ceilings, covered deck with great back yard area and a 2 car garage! \$265,000.

*1120 Patio Drive*



*Under Contract!*

Just so nice! Terrific North location. Three bedrooms, four baths, beautiful neutral colors, inviting floor plan, cozy main floor family room with very cool wood burning fireplace. A bathroom for every bedroom, quiet, private patio. Central air, very charming! \$218,000.

*5246 Danielle Ct.*



*Under Contract!*

This home is PERFECTION! 3 BR up w/ master bath, all kitchen appliances, bsmt rec room w/ FP, wet bar and entertainment center. Large deck, 2 car garage, AC & new roof! \$230,000.

*970 Nielson Ranch Road*



*Extraordinary horse property!*



An extraordinary opportunity in this beautiful HR Ranch equestrian property. 51 acres set on a quiet cul-de-sac with 3 fenced pastures. A beautiful 2,400 sq.ft. custom built Hayes Construction sprawling ranch style home. Enjoy the inviting open design with great windows, hardwoods, granite, rustic Cherry Pinnacle cabinets, and solid wood doors. The kitchen is perfect for gathering your friends and family. There is a 2 bedroom, 1 & 1/2 bath guest house alongside the incredible indoor arena & 5 stall barn. \$655,000.



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*Kim Sutherland*

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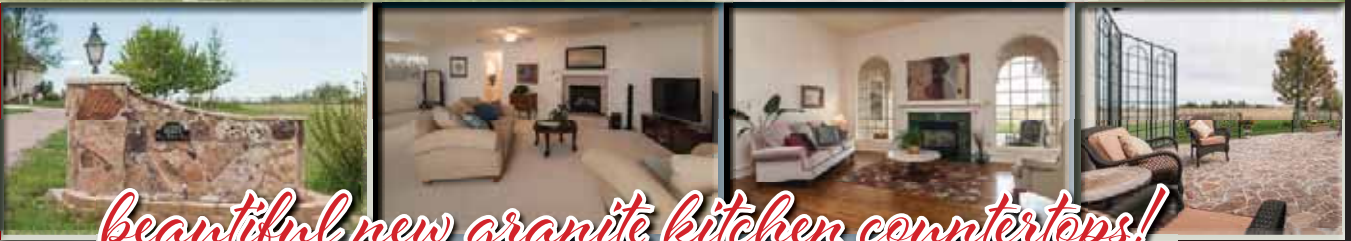




# 10355 WIND DANCER

*new price!*

*Enchanting* ...custom built, sprawling ranch in the prettiest Wind Dancer Ranch setting. Beautiful new granite kitchen countertops! Pristine condition inside and out, 3 fireplaces, formal dining plus an inviting breakfast room, split bedroom design, and sitting room/den. Beautiful windows, hardwood throughout the main living area, and an amazing 27 x 23 stone patio. All on 5 beautiful acres. It's simply magical! Offered at \$545,000



*beautiful new granite kitchen countertops!*



## Kim Sutherland

(307) 630-1488

kim@cheyennehomes.com



www.cheyennehomes.com  
307.634.2222 | 800.289.0998

#1 PROPERTIES

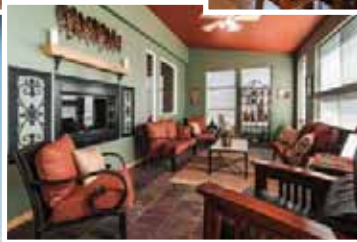
6106 YELLOWSTONE RD  
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# 13180 E. Four Mile Rd offered at \$629,000

Absolutely an amazing home in the perfect country setting! Just minutes East of Town with easy access you'll find this pastoral 35 acre parcel with perfect horse amenities. The sprawling all brick ranch blends over 5,800 sq. ft. into a warm & welcoming environment surrounded by beautiful pine trees and white vinyl fencing. A 45' sun room gives you the feeling of an endless summer plus a fantastic great room just inside. The open and inviting kitchen is the centerpiece of this home. Spacious dining.



*Larry Sutherland*

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*Kim Sutherland*

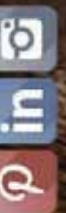
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#1 PROPERTIES

6106 YELLOWSTONE RD  
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**721 OAKHURST DRIVE.** Magnificent Western Hills home on corner lot! Amazing mature landscaping, incredible kitchen, hardwood floors, gas fp, AC, sprinkler system & so much more! **\$429,900**



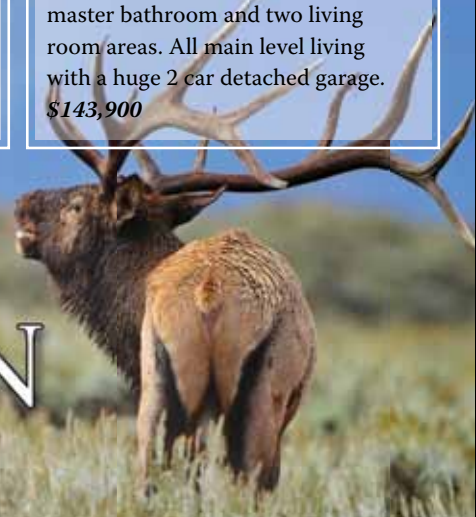
**1128 STEPHANIE COURT.** Beautiful ranch style home with brand new everything! Including new hardwood floors, new carpet in bedrooms, new trim, new paint and more! Move in ready! **\$215,000**



**154 ARP AVENUE.** Very nice 2 bedroom, 1 bathroom home! Huge master bathroom and two living room areas. All main level living with a huge 2 car detached garage. **\$143,900**



*Jared*  
**AUGUSTIN**  
jared@cheyennehomes.com  
**307.399.5551**



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**#1 PROPERTIES**

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### 3020 Iron Mountain Road



**\$400,000**

Room to roam but close to town! Pavement right to your driveway. Recently remodeled and painted country kitchen, serene views. 1-car att + 3-car detached garage.

### 1066 West Plains Rd



**\$339,900**

Elegant 4BR/3BA, 2CD log style ranch home. Nearly 4,000 s.f. for plenty of room. Full length covered porches showcase the unique views and sense of freedom.

### 1406 Meadow Drive



**\$299,900**

Better than new 2-story on oversized lot! 4 BR/4 BA, 3-car attached garage, AC, main floor laundry, new carpet, vinyl and interior paint! Finished basement. Fantastic!

### 1307 Marie Lane



**\$387,900**

The Chianti: open floorplan, formal dining, gas FP, granite in kitchen, stainless appliances, hardwood floors. \$10,000 builder incentive if closed by 12/31!

### 3566 Essex Road



**\$349,900**

This home boasts a fantastic kitchen, beautiful hardwood flooring and a park-like setting with lots to offer! Absolutely beautiful curb appeal!

### 501 E. 18th Street



**\$275,000**

Beautiful hardwood floors, formal dining opens into the living room for the great room effect, new furnace & front deck porch, loft area above master bedroom.

### 118 W. 1st Avenue



**\$265,000**

Classic Avenues home with delightful period features throughout! Impeccable condition, updated baths, new 2-car garage, Gill windows & ABC seamless gutters & fascia.

### 300 E. 25th Street



**\$230,000**

Outstanding historic downtown property, exudes character, hardwoods, pristine. Corner lot, old-fashioned front porch, covered patio, walkout basement, 2-car garage.

### 6955 Horse Soldier



**\$215,000**

Pride of ownership! Lovely 4 BR/2.5 BA twinhome w/ tons of natural light and recently finished bsmt. Spacious kitchen, landscaping front & back, tankless water heater.

### 2908 Kelley Drive



**\$210,000**

Bigger on the inside. This 4 BR house has hidden charms, with 3 family rooms and 3 garage spaces. AC, shady deck, and gas fp is cozy in winter. Close to Henderson School.

### 345 Bocage Drive



**\$199,000**

Great home in a desirable North location! Hardwood floors, great room addition, deck, potential kitchen in bsmt. Peaceful back yard retreat and tons of storage!

### 4760 Greybull Avenue



**\$185,000**

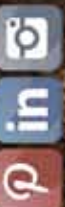
Beautiful turn-key home with hardwood floors, fresh paint, remodeled kitchen & baths, newer vinyl windows up and new windows down. Huge fenced back yard.



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# #1 PROPERTIES

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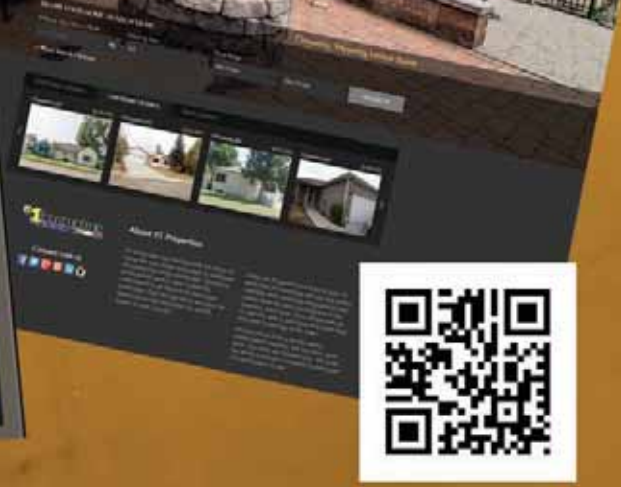
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