

WYOPREVIEW.COM

Volume 34 | Number 3

MARCH 2016

Preview

REAL ESTATE GUIDE



Southeast Wyoming's
Premier Real Estate Guide!

FREE

Coldwell Banker Commercial The Property Exchange and the Holmes Family are excited to announce the sale of the original Taco John's Headquarters to Warehouse Twenty One!

Warehouse Twenty One's new headquarters will be the keystone to Cheyenne's new and exciting West Edge Development!

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Seated: Nona Holmes, Dean Dexter, David Teubner



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Corey Rang
Broker/Owner
640.3148
info@sellcheyenne.com

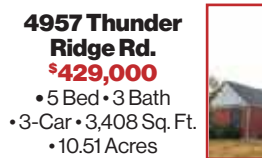


Deb Rang
Associate Broker/Owner
286.5858
deb@sellcheyenne.com

Homes for Sale



220 Hacienda
\$136,500
• 3 Bed • 2 Bath
• 1-Car • 1,009 Sq. Ft.



4957 Thunder Ridge Rd.
\$429,000
• 5 Bed • 3 Bath
• 3-Car • 3,408 Sq. Ft.
• 10.51 Acres



1011 Cahill Dr.
\$137,000
• 3 Bed • 2 Bath
• 2,064 Sq. Ft.



1815 E. Pershing
\$127,200
• 2 Bed • 1 Bath
• 1,536 Sq. Ft.



214 Hacienda
\$127,200
• 2 Bed • 2 Bath
• 1-Car • 912 Sq. Ft.



WRAP Homes for Sale

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4945 Atlantic Dr.



915 Crook Ave.



2517 Van Lennen



1330 Cleveland



824 Cahill Dr.

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Wiltjer**
631-4620
lindee@sellcheyenne.com

570 CHIMNEY ROCK LOOP \$329,900



Granite Canyon
• 4 Bed, 3 Bath, 2-Car
• 2,740 Sq. Ft.
• 10.95 Acres
• 36x12 Shop

3096 BIG PRAIRIE BOULEVARD \$399,900



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

2930 HENDERSON \$179,900



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



**Brad
Barker**
214-3719
brad@sellcheyenne.com



**Krista
Boyer**
286-6160
krista@sellcheyenne.com



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4800 SADDLEBACK DRIVE \$225,000

- 3 Bedrooms
- 2 Baths
- 2-Car Garage



901 PHOENIX DRIVE \$207,000

- Huge Backyard with a View
- 4 Bedrooms
 - 2 Baths
 - 1-Car Garage



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Cost Effective

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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

Western Vista Welcomes Michael Redman!

Michael is excited to return home to his family and Cheyenne roots. He's coming to Western Vista and bringing over a decade of experience in the financial industry to our mortgage department team.

Michael is alum of Seton Catholic High School and University of Wyoming. He played collegiate soccer, basketball and competed as an elite triathlete for 10 years. Understanding the importance of having a great team and coach is part of why he'd like to be a vital part of your team when you need a mortgage loan.

Michael and his family share a deep value for involvement in the local community—giving back, and giving your best. So whether you're buying, remodeling, or simply want your current mortgage reviewed call or e-mail Michael and get the ball rolling today!



Michael Redman
Mortgage Loan Originator
307-633-2948
mredman@wvista.com
NMLS # 460730

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Volume 34 | Number 3
MARCH 2016

ON THE COVER...

#1 PROPERTIES



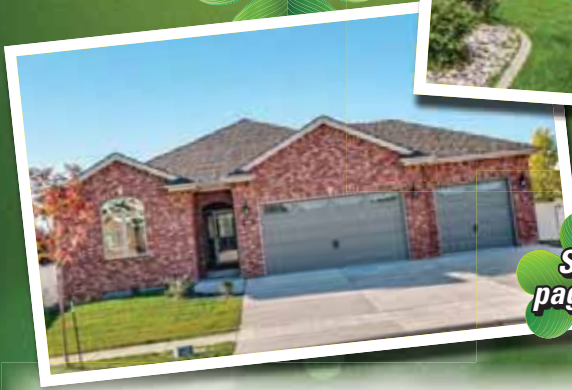
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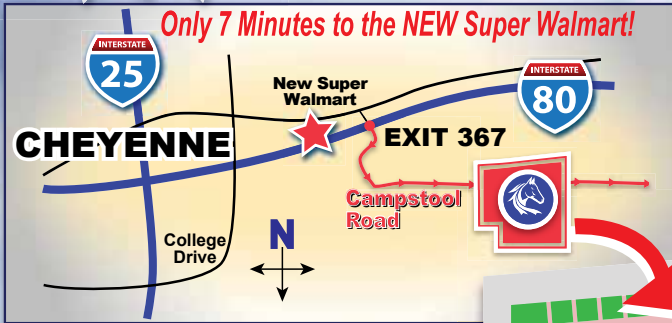


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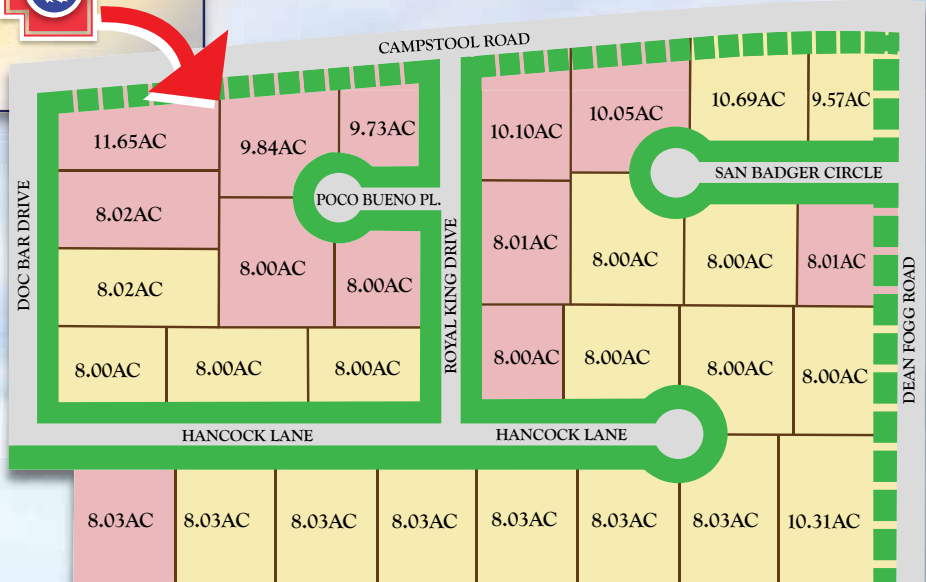
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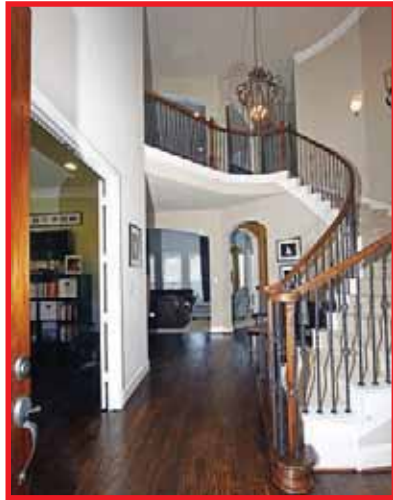
- Horse Riding Trails (not shown to scale)
- County Right of Way
- SOLD Lot

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Licensed Since 2002



3462 Hancock Ln. • \$354,900

Fabulous new construction in Blue Ribbon Estates! This custom ranch-style home has 1,657 sq. ft. plus a full basement partially framed. Three bedrooms, 2 full baths and a 3-car attached garage on 8 acres. Split bedroom design with main floor laundry. Beautiful large kitchen with granite countertops and stainless steel appliances. Enjoy the low maintenance concrete siding, central air, natural gas and a trex deck. This home is also south facing on a corner lot. VA, FHA and Rural Development buyers welcome!
Listed by Mary Myers • 307.630.4233



415 Rd. 138 • \$349,900

Wonderful rural property! This ranch-style home is located east on 36+ acres! This home has a nice open floor plan, vinyl siding, metal roof and 4 bedrooms, 3 baths and a 2-car attached garage. Fabulous custom oak kitchen with island. 1500 sq. ft. on each level with 90% finished in the basement. Great for a large family and plenty of room to roam!! Septic sized for 4 bedrooms. NO COVENANTS!!
Listed by Mary Myers • 307.630.4233



1615 Maple Ct. • \$324,900

Need a large home? This full brick ranch-style home has 5 spacious bedrooms, 4 baths, 3 gas log fireplaces and a 2-car attached garage. 1906 sq. ft. on each level with laundry hookups on each level. This home also features formal dining plus eat-in kitchen, central air, sprinkler system front and back with private well for irrigation and a 12x23 enclosed patio room for relaxation! Located near schools, shopping and hospital. VA and FHA buyers welcome! Great for a large family!
Listed by Mary Myers • 307.630.4233



330 Maddies Way

Very nice 2-story home in South Park Estates. This home has 4 bedrooms, 3 baths, 2-car attached garage with a full finished basement. Nice large master with master bath, laundry on upper level with bedrooms. This home also features a gas log fireplace and central air. Excellent condition, move-in ready!
Listed by Melanie Wernick • 307.421.4155



520 Persons

Better than new! This ranch-style twin home has 4 bedrooms, 3 baths and a 2-car attached garage. Wonderful master bedroom with large master bath and huge walk-in closet. Open floor plan with updated kitchen and baths. Basement has 2 bedrooms, nice family room with bar and walk-out patio area. VA and FHA buyers welcome!
Listed by Mary Myers • 307.630.4233



3820 Rain Dancer

Better than new! This beautiful townhome has lots of upgrades! Low maintenance vinyl siding. Stainless steel appliances, brand new central air and washer and dryer included. Move-in ready! VA and FHA buyers welcome!
Listed by Melanie Wernick • 307.421.4155



Albin



2845 Rd. 160 • \$179,900

Albin's Hidden Treasure! This home has been completely remodeled! Three bedrooms, 2 full baths and a 62x64 shed that is 1/2 barn and 1/2 car storage/shop. Quality workmanship throughout with new cabinets, granite countertops, stainless steel appliances, windows, plumbing, electrical, new furnace and hot water heater. Full basement partially finished is plumbed for another bathroom. Located on 6 acres with 600+/- trees with NO COVENANTS! Priced to sell at \$179,900.00.
Listed by Mary Myers • 307.630.4233

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Thank You Cheyenne!



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FOR SALE



1301 E. Fox Farm Rd. • \$140,000
Multi-Unit • Both 3 Bedrooms
• 1 Bath • And Shed



4920 Phoenix Dr. • \$249,900
5 Bedrooms • 3 Bath
2-Car Garage • Finished Basement



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

FOR RENT



4723 Harmon Ave.
3 Bedroom, 2.5 Bath, 1-Car Garage
\$1,400 per month Plus Utilities

605 South Greeley Hwy.
3,000 sq. ft. Commercial Space
\$2,200 per month



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



1901 Central Ave.
Studio, 1 Bath
\$450 per month Includes Utilities
1 Bedroom, 1 Bath
\$600 per month Includes Utilities

207 W. 17th St.
2,000 Sq. Ft. Space with Lobby and 4 Offices
\$1,300 per month Includes Utilities
Great Downtown Space!



4000 Golden Ct.
5 Bedrooms, 3 Baths, 2-Car Garage
\$1,550 per month Plus Utilities

2510 Evans Ave. #1
1 Bedroom, 1 Bath Apartment
\$550 per month Plus Electric



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Linda Weppner
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 630-0955



Connie Webb
 Broker Associate
 630-7637



Cathy Connell
 Sales Associate
 286-2570



Max Minnick
 Sales Associate
 421-4906



Dana Diekroeger
 Sales Associate
 421-7593



Becky Minnick
 Sales Associate
 630-6298



Sam Van Riper
 Sales Associate
 331-1770

NEW LISTING



2262 Wind River Trl. • \$929,000
 Stunning 2-story home with huge entryway with double curved staircases, gourmet kitchen with 3 sinks, granite countertops, huge pantry. Master bedroom suite has more closet space than you can fill, deluxe master bath with jetted tub & tiled shower. Every bedroom has a bath. Walkout basement & yard designed for entertaining!
Mike Hutton • 630-2735 #63115

NEW LISTING



4415 Charles St. • \$194,500
 Looking for 1-level living? This is it! Beautiful tile flooring, large kitchen with lots of counter & cabinet space, eat-in kitchen, sunroom that walks out to the backyard which has new landscaping with flower beds, red rock, trees & grassy areas. Very well maintained townhome with an oversized 2-car garage.
Dana Diekroeger • 421-7593 #63137

NEW LISTING



3016 Capitol Ave. • \$289,000
 Stunning Avenues 2-story home, walking distance to Frontier Park, hospital and downtown, minutes to F.E. Warren. Completely updated & refurbished still keeping all of the original charm. Gill windows throughout the entire home, beautiful hardwoods, custom maple Schroll cabinetry in the kitchen & butlers pantry. Private backyard with patio & shed.
Dana Diekroeger • 421-7593 #63140

NEW LISTING



1301 Medley Lp. • \$239,900
 One of the larger floor plans in Harmony Meadows & very deceiving from the outside. Must see to believe! Large open floor plan with 4 levels. Lower level is unfinished. Newer stainless steel appliances, great pantry & large dining area in the kitchen. Master bedroom with walk-in closet & private bath. Fenced backyard with a shed & a deck that walks down to the backyard.
Dana Diekroeger • 421-7593 #63143

PRICE REDUCED



3610 Campbell Ave. • \$144,900
Torrington, WY
 This home is located in Torrington & has 3 bedrooms on main level & 2 in basement. Large lot with mature landscaping. Close to hospital & college.
Connie Webb • 630-7637 #62841

NEW LISTING



PENDING

2114 Dillon Ave. • \$64,900
 Great opportunity to build some equity. Needs some TLC but the bones are in place with 2 bedrooms & 1 bath. Large fenced yard, detached 1-car garage, deck off the kitchen & a sun porch. Lots of possibilities.
Connie Webb • 630-7637 #63149

NEW LISTING



TBD Commerce Dr. • \$2,700,000
 A great place for your business! I-80 frontage with great visibility & easy access. Owner would consider subdividing this property in 2 or possibly 3 parcels. Great place for a car sales lot, restaurant or any retail. Just across the street from Wyo Tech so it is highly visible. Priced to sell!
Mike Hutton • 630-2735 #63165



6954 Bootstrap Ct. • \$199,650
 Great Saddle Ridge twin home just a couple blocks from elementary school & the park. Large master bedroom with master bath plus 2 more spacious bedrooms for a total of 3. Bedroom level laundry room. Great kitchen, large dining area, nice living room, & powder room. Large fenced backyard complete with a swing set. Two-car attached garage with opener.
Linda Weppner • 630-0955 #62964



0 State Highway 214 • \$225,000
Carpenter, WY
 This is a great parcel with superb access on State Highway 214, Carpenter Highway. This land is located just south of the intersection of I-80 & Highway 214. Paved access along the frontage. There is stock well windmill on the property & all buildings remain including the railroad caboose.
Linda Weppner • 630-0955 #62970

PRICE REDUCED



101 E. Pine St. • \$94,900
Rawlins, WY
 Historical 2 family home located in Rawlins, Wyoming. Could be used as a single family home. Sits on a corner lot with a detached garage. Property was built prior to 1979, potential for lead base paint exist.
Max Minnick • 421-4906 #62763

NEW LISTING



Brees Field • \$310,000
 Building only at Brees Field Airport in Laramie. There is a 50x60 hangar & living space on both sides. Full kitchen, baths & laundry. Hangar is currently rented. So much potential. Rent it out or use it for your own company plane.
Mike Hutton • 630-2735 #63172



Stage Coach Hills T-10
\$70,000
 Board your horses on your own land for less than you are paying someone else per month. 35 acres of good farm ground about 20 minutes from town. Only 1/2 mile off paved county road.
Mike Hutton • 630-2735 #42749



COMMERCIAL LEASE



309 Lexington Ave.

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



15 Star Struck Ln. • \$449,900

Mobile home park west of Laramie with 11 spaces plus a double wide on a permanent foundation, 2-car detached garage, large 38x54 outbuilding & 4 single wide mobile homes. This would make a great investment property
Max Minnick • 421-4906 #61779

BACK ON THE MARKET



1622 Madison Ave. \$99,900

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



Marv McNally
 Broker Associate
 634-2220



Judy Edgar
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 631-1126



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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



2001 E. Pershing Blvd. • \$129,500

Located right in the heart of the city, great family home with everything you need. Three bedrooms, but could easily be 4, & 2 bathrooms. Great open concept flow from kitchen, dining & living room. This house has access to garage from Big Horn Avenue & alley parking spots as well. Garage has wood stove, is insulated & even has a mechanic's pit.
Holly Bruegman • 631-1876 #62742



5403 Sunset Dr. • \$239,900

Amazing 2-story end-unit townhome located on a cul-de-sac & next to the Greenway. This very bright & open floor plan has 2 bedrooms upstairs with a large loft area which is perfect for an office or guest room. Downstairs is another bedroom, bath & family room. There are no monthly association fees.
Dana Diekroeger • 421-7593 #62289

PRICE REDUCED



6759 Hitching Post Ln. • \$327,900

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



Stage Coach Hills T-7 \$90,000

This parcel has the commanding view of the whole subdivision. Southeast facing hill leads to a walkout basement or a Berm home. The balance of the parcel is relatively flat & would be great to grow your own hay. Owner will carry up to 90% so you can live your dream now.
Mike Hutton • 630-2735 #40194

PRICE REDUCED



106 Lake Hattie Rd • \$192,900 Laramie, WY

Beautiful views of Lake Hattie & the mountains from your wrap-around deck! Large kitchen & dining room on main level. Second story has 2 large bedrooms & full bath. Huge 60x30 shop for all your toys & projects. Access the road from the lake. Easy access to fishing!
Max Minnick • 421-4906 #61727



Stage Coach Hills T-4 \$80,000

Rolling hills with a great home sites that have a fantastic view of the mountains. Owner will carry up to 90% so you can start living your dream now.
Mike Hutton • 630-2735 #40192



3993 Rd. 223 • \$799,900

Your dream home in the country! Cherry cabinets in the kitchen, Walnut cabinets in the wet bar & family room, polished sandstone countertops throughout, Brazilian Cherry hardwood floors, Aspen ceiling in the great room & kitchen, Knotty Alder doors throughout, triple pane windows with interior blinds, huge office/sewing room, laundry & more! The breeze way from house to garage is 32x8, 60x42 outbuilding surrounded by mature trees & all on 20 acres with no covenants!
Mike Hutton • 630-2735 #60668



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

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Cheyenne, Laramie County, Wyoming

Within 2-1/2 hours of Denver International Airport, the Lone Tree Creek Ranch is located 20 miles west of Cheyenne or 30 miles east of Laramie and just off of I-80. Beautiful 700± deeded acre ranch at the foot of the Saddle Back Mountain offers endless possibilities for the outdoor enthusiast. Unique rock outcroppings, pine and cedar tree-covered ridges along with the willows that line Lone Tree Creek as it travels through the ranch for approximately a mile are some of the distinctive amenities this ranch offers. Lone Tree Creek provides ample year-round live water for livestock and wildlife and feeds into two large ponds stocked with brook and brown trout. Excellent habitat and protection for elk, mule deer, whitetail deer, antelope, and wild turkeys. The 100± acres of lush sub-irrigated hay ground supplies additional feed for livestock and wildlife. Improvements include a two-story, 3,864 sq. ft. totally remodeled in 2014. 4 bedrooms, 3-1/2 baths, finished walk-out basement, attached 4-car garage and much more.

Price Reduced to \$2,100,000

OTHER AVAILABLE OPTIONS:

OPTION A: Improvements and 145± deeded acres.

Price Reduced to \$1,000,000

OPTION B: 555± deeded acres. No improvements.

\$1,100,000

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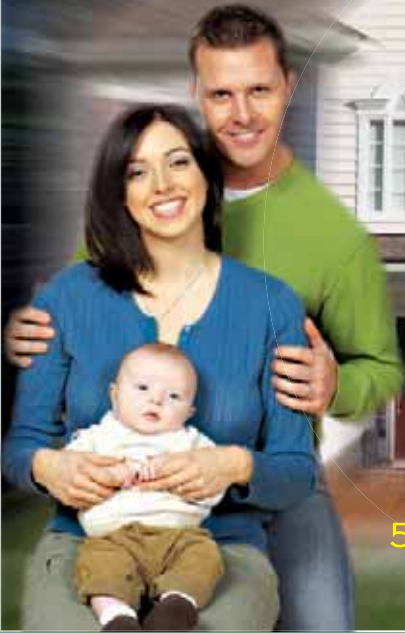
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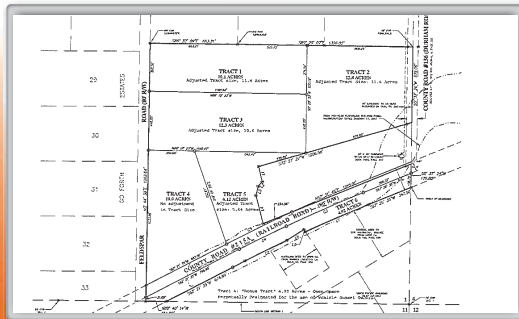
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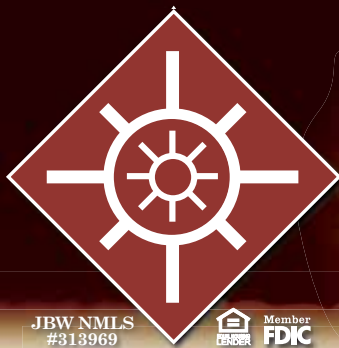
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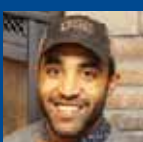
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John Watkins
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Associate Broker/Owner
307-631-1359
realestate@jerryciz.com



Kevin Lenhardt
Associate Broker/Owner
307-630-5291
bigun@kevinlenhardt.com



PRICE REDUCED
2572 Wind River Trail • \$585,000
Stunning ranch-style home in Mustang Ridge. Featuring Travertine Tile & designer lighting throughout. 5 bedrooms. 3 1/2 bath, open concept basement with a wonderful wet bar. Updated bathrooms & the bedrooms on the main floor have authentic barn wood flooring. The outdoor space has a built-in grilling area, countertops, expansive landscaping with more than 50 trees & a commercial grade fire-pit.
Tanya Keller • 287-8230



TBD Teepee Road • \$120,000
One-of-a-kind piece of land. Great view, rolling hills, trees, stream. Excellent building sites.
John Watkins • 421-5516



1484 Happy Jack Road • \$268,000
Fabulous close-in rural home built in 2014 on acreage! This spacious home features gorgeous flooring, master suite & stainless steel appliances in eat-in kitchen. The property also features a 3 stall hay barn, 2 corrals, 1-car attached garage & a detached 2-car garage/equipment building. Beautiful front porch deck, new walk way, driveway & RV pad. Unfinished 1,500+ sq. ft. basement.
Liz Burgin • 640-3315



PRICE REDUCED
702 Killarney Drive • \$264,500
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



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



3116 Acacia Drive • \$420,000
Great income property. Price is figured on a 9% cap rate based on 2015 projections. Great area and visibility. Updated interior, new landscaping. Handicap accessible. 2,400 sq. ft. on the main level, as well as a basement. Gross lease in place.
Steven Lenhardt • 286-6438



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



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



FOR LEASE
2017 Bluegrass Circle
Very spacious, open floor plan commercial building. Great reception area with 2 large open rooms.
Jerry Ciz • 631-1359



FOR LEASE
903 S. Greeley Highway
This is a wonderful property! Move-in ready! All set up for medical industry occupant. \$16 sq. ft. modified gross no CAM charges. Call L.A. to show.
Jerry Ciz • 631-1359



FOR LEASE
4007 Greenway St. B202
Great class A space with break room, handicap accessible with elevator. Ample parking in a professional atmosphere.
Kevin Lenhardt • 630-5291
Jerry Ciz • 631-1359



FOR LEASE
7209 Commons Drive
Fantastic leasing opportunity in a new business park in north Cheyenne. Prime location near many medical/dental office and across the street from a popular coffee shop.
Tanya Keller • 287-8230

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631-1074

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



NEW CONSTRUCTION



Photo of a previous model.

1906 Fernwood • \$224,900

Well priced new construction with 3 bedrooms, 2 baths & 2-car garage. The open floor plan is accented with an all stainless steel kitchen & Merillat cabinets. The home boasts a large master bedroom with ample closets & a convenient main floor laundry. The builder will sod the front & provide a 6' cedar fence for your backyard. All this & central air conditioning too.

WONDERFUL VIEWS



1341 Mahogany Ct. • \$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.

GREAT RENTAL PROPERTY



708 Dell Range Blvd. • \$350,000

Great 4-plex located conveniently near the major shopping corridor with access to Myler Park. With all 3 bedroom units, this 4-plex provides a unique type of unit that accommodates many tenant types. Take advantage of low interest rates with this great investment opportunity.

SHOP ON ACREAGE



1726 I-25 Service Rd.

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. Buy for just \$500,000 or lease today for \$5000/mo.

INVESTMENT OPPORTUNITY



1103 Old Town Ln. • \$1,449,500

Excellent investment opportunity! With over an 8.0% return & a credit grade tenant occupying the buildings Grade A office space, this opportunity does not come along very often. The lease is a triple net lease allowing you as the investor to avoid many of the responsibilities of real estate ownership.

CONVENIENTLY LOCATED



1816 E-17th St. • \$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.

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Shari Webb

307.286.0470
shariwebbtp@gmail.com

www.CheyennePropertyForSale.com



Suzanne Holly

307.630.7655
suzanne@propertyex.com



Mike Hoppe

307.221.3703
mhoppe@propertyex.com

607 Sterling Drive • \$369,900



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

2821 Iron Mountain Road • \$296,000



Great location on this close-in rural property. Mineral rights will transfer with the property. Large detached 3-car garage with separate shop & attached 2-car garage. Brick & vinyl siding makes for a maintenance-free exterior. Plenty of space for entertaining in your eat-in kitchen, roomy living room, family room & office. Property is sold as is.

210 E. 1st Avenue • \$285,000



Beautiful Avenue's Cream Puff! Tastefully updated & move-in ready. Four bedrooms, 2 bathrooms, 2-car garage. Cozy enclosed front porch, hardwood

floors, kitchen with granite countertops & new appliances. Updated bathrooms, roomy bedrooms, large dining room. Spacious family room or large bedroom in the basement. Big secure storage closet.

5308 Gateway Drive • \$300,000



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

throughout including the basement. Tons of potential for expansive finishing in the basement but already includes family room, bath & bedroom. \$2,500 appliance allowance.

1946 Newton Drive • \$165,000



Loads of potential with over 1,500 sq. ft. on the main level in this home. Nicely updated kitchen & main bath. Great room with wall A/C & fireplace. Could be a fantastic game room for family entertaining.

1820 Fremont Avenue • \$340,000



Wonderful investment opportunity in this 4 unit apartment complex in great location. Every unit is updated & beautifully maintained.

Newer carpet with hardwood floors underneath. Maintenance-free brick exterior, extra storage for each unit, detached 2-car garage off alley. Laundry room for tenants on lower level.

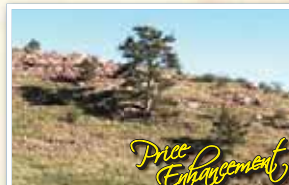
3910 Charles Street • \$230,000



Wonderful 1-level home. Three bedrooms, 2 baths 2-car garage with upgrades galore!

Granite countertops in the kitchen, stainless steel appliances, heated tile floor in master bath, central air, private patio with awning. Must see!

TBD Chimney Rock Loop • \$68,000



Beautiful front walk-out basement site just 20 minutes west of Harriman exit. Abundant wildlife & easy access to I-80. East facing blocking the wind, rolling hills & wonderful views.

3608 Woodhaven Drive • \$295,000



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.

4233 Timber Wolf • \$140,000



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

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.

5408 Liz Ranch Road • \$235,000



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

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!

813 E. College Drive #11 • \$37,000



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

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

914 Kingham Drive • \$205,000



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

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!

49 Remington Ranch Road • \$68,000



Talk about wide open spaces! If that is your dream, this is your place! Spectacular vistas all around, take a drive out there & see for yourself! Horseman's dream!!

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1019 Old Town Lane • \$264,000



This is an exceptional 2014 Townhome located in The Village in north Cheyenne and is walking distance from dining or happy hour, which ever you desire. This home has 3 bedrooms, 3 baths, a 2-car garage and a finished basement with upgraded finish throughout. Hardwood floor on the main level, granite countertops in the kitchen and baths, stainless appliances, custom cabinetry, custom tile, landscaped with sprinkler system.

Julie Malm • 421-4751
Gunnar Malm • 421-4752

6703 Moreland Ave • \$239,000



A great house in a great location! Featuring hardwood floors, finished family room, 2-car attached garage, new paint throughout, new carpet, granite kitchen countertops, central A/C, heated garage, insulated garage door and more!

Paul Wells • 286.3821

4729 E. 12th Street • \$215,000



Large bi-level with large garage. Has been mostly updated and very well maintained. Updates include kitchen, carpet and bathroom on lower level. Roof was also recently repaired as well as exterior paint. Priced to sell!

Paul Wells • 286.3821

1315 Concerto Lane • \$249,000



Like new! Move-in ready home with 5 bedrooms. New flooring upstairs, hardwood and carpet. Upgraded appliances in the open floor plan. Large family room with wet bar. Backyard deck has beautiful eastern views of the city.

Julie Malm • 421-4751 **Gunnar Malm • 421-4752**

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!

Paul Wells • 286.3821

cheyenne connect team real estate for real life



Paul Wells

307.286.3821
pwells@propertyex.com



Julie Malm

307.421.4751
malm.julie@gmail.com



Gunnar Malm

307.421.4752
gunnarM21@gmail.com

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Barbara Kuzma
 CRB, CRS, GRI Broker/Owner

630-1070

UNDER CONTRACT IN 1 DAY



7111 Tumbleweed Dr.

End unit townhome with 3 bedrooms and 3½ baths plus a single attached garage. Master bath and walk-in closet in the master bedroom plus access to a private deck off the master bedroom. Fireplace in the living room. Large family room with a wet bar. Fully fenced backyard with a patio plus a sprinkler system. ***\$184,900. #63146**



5621 Sycamore Rd.

Remodeled ranch-style, all brick home located in north Cheyenne. Three bedrooms, 2 baths, large kitchen plus see through gas fireplace between living room and dining room. Double attached garage plus fenced backyard with large patio. Unfinished basement, for lots of storage. ***\$265,000.**



1105 W. 28th St.

Three bedrooms, 2 full baths, plus an office. Eat-in kitchen. Large fenced backyard, covered porch and a 2-car carport. ***\$119,500. #63092**



5408 Potomac St.

Bi-level style home offers 4 bedrooms, 2 full baths, living room and family room. Attached 2-car garage with opener. Deck off kitchen and large fenced backyard. ***\$169,900. #62772**

INVESTMENT



121 W. 8th St.

Three-plex opportunity with a 3-bedroom main house, a basement unit and a back house unit. Corner lot plus the vacant lots are also included. Back unit has been rented for 40+ years by the current tenant. There is even an oversized 1-car garage for additional rental income. ***\$149,000. #62986**



626 Shaun Ave.

Remodeled brick home with contemporary feel. Move-in ready with 2 fireplaces, a large deck and new features throughout. ***\$243,000. #62761**



1531 Ruger Dr.

Large ranch-style with huge bedrooms, main floor 1,588 sq. ft., central air, 3-car attached garage, stone gas fireplace, walk-in closet, full basement. ***\$344,000. #62917**

REDUCED



815 Shoshoni St.

Brick ranch-style with main floor laundry. Home has hardwood flooring with central A/C and 2 fireplaces. ***\$224,900. #62760**



6909 Bonneville Pl.

Three bedroom tri-level in Monterey Heights with 2 baths and attached garage. Fenced backyard. ***\$184,950. #62835**



879 E. Cabot Rd.

Need vehicle storage? Then this property is for you! Detached 28x36 heated 3-car garage/workshop plus oversized attached 2-car garage! Home with 3 bedrooms, 2 baths, dining room and eat-in kitchen plus pellet stove in large living room. ***\$225,000. #62747**



405 Market St. • Pine Bluffs

Two-bedroom ranch-style home, 1 bath with 5' shower, no tub. Large yard, large rooms, 2-car garage plus 20x12 workshop or additional garage. Wood floors on main. ***\$69,900. #62824**



1111 E. 7th St.

Cozy 3-bedroom home with fully fenced yard. Newer metal siding and newer roof. Close to elementary school. ***\$125,000. #62725**

 Katrina Bowers Sales Associate 532-1864	 Tom Colvin Associate Broker 640-7761	 Kaye Ellis Sales Associate 630-9992	 John Fitzgerald Sales Associate 286-7925	 Rick Grant Sales Associate 287-2178	 John Harvey Sales Associate (307)340-2523	 Mary Honeycutt Sales Associate 631-2550	
 Terry Johnson Sales Associate 221-2958	 Warren Keldsen Sales Associate 640-3946	 Lori Kuzma Associate Broker 970-227-6223	 Cindy Noyes Sales Associate 214-4825	 George O'Hare Associate Broker 220-2797	 Wendy Owen Sales Associate 631-5547	 Linda L. Reid Sales Associate 631-3495	 Troy Ryan Sales Associate 635-8024
 Jodie Saunders Associate Broker 640-1293	 Tanya Stogsdill Sales Associate 214-5515	 Mary Summers Sales Associate 631-1922	 Phoebe Swift Associate Broker 640-3357	 Sandi Troyer-Loghry Associate Broker 631-9330	 Lee Wolfe Associate Broker 640-9900	 Ty Zwonitzer Sales Associate 214-7827	

MULTI-FAMILY



Three bedroom duplex with single garage and additional off-street parking off alley. Great rental income.
***\$159,950. #62721**

3401 Cribbon Ave.



Three bedroom, 1 1/2 bath home with single detached garage. Totally fenced yard, newer roof and siding, plus all appliances stay.
***\$130,000. #62717**

223 E. 5th St.



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.
***\$154,500. #62078**

1968 E. Pershing Blvd.



Three bedroom, 2 bath, doublewide manufactured 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.
***\$75,000. #62270**

509 E. Jefferson Rd. #1



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**

669 Wapiti Tr.



Handyman special! 30 Acres with a 3 bedroom, 2 bath home. Eat-in kitchen. All 1 level. Barn/utility building. Just north of Cheyenne.
***\$239,900. #62238**

2644 E. Riding Club Rd.



Twin home located in The Pointe, only 2 years old, 4 bedrooms, 3 baths, open floor plan, A/C, fenced backyard. Move-in ready.
***\$299,900. #62218**

1210 Alyssa Way



Large brick rancher with 5 bedrooms, 3 baths and attached garage. Open floor plan with large windows. Large fenced backyard. Updated gutters and downspouts.
***\$211,500. #63160**

3434 Green Valley



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. ***\$199,950. #62124**

3708 Robitaille Ct.



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**



Efficient earthen 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. Great view of the mountains. Situated on 4.63 acres. ***\$235,000. #61997**

1795 East Mule Tr.



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**

4315 Rawlins St.



Got company coming? This home has a 2 bedroom, 1 bath apartment in the back of the garage. You have a 3 bedroom, 2 bath home. ***\$250,000. #61802**

626 Meadowlark Ln.

COMMERCIAL



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**

523 S. Adams • Laramie

COMMERCIAL



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. ***\$175,000. #61353**

805 Pine St. • Pine Bluffs

COMMERCIAL LEASE



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. outbuilding for storage space. Off-street parking as well as curb parking available. **Lease. #61185**

211 E. 19th St.



Close-in rural property on 19.85 acres. Five bedroom home, 3 1/2 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. ***\$575,000. #61103**

1517 Horse Creek Rd.



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

Visual Tour On These Homes





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, 3½ 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

UNDER CONTRACT
IN 1 DAY



5812 Canyon Rd.

Four bedroom, 3 full bath home with an attached 2-car garage. Master bedroom has a full master bath and walk-in closet. Large family room with a pellet stove plus a gas fireplace in the living room. Fully fenced backyard, sprinkler system and air conditioning. **\$249,900. #61105**

UNDER CONTRACT
IN 1 DAY



4702 Long Branch Lp.

Three bedrooms, 2½ baths, with an attached 2-car garage. All bedrooms on the same level. Central air conditioning. Fully fenced backyard with a huge deck plus a sprinkler system. **\$219,900. #63235**

AVAILABLE LOTS/LAND

Four Mile Rd.... 40 Acres..... **\$105,000**

TBD Main St., Burns

Lot #4..... 0.25 Acre **\$18,000** ..#49929

TBD Main St., Burns

Lots #7, 8, 9,

10, 11, 12..... 0.25 Acre Ea. ... **\$18,000** ...#49931

Chuck Wagon Rd.

Tract 6 5 Acres..... **\$45,000** ..#57183

Piper Ln.

Lot 18..... 2 Acres..... **\$40,000** ..#57187

Barn Dance Blvd.

Tract 176 ...39.74 Acres... **\$85,500** .#60536

TBD Painted Horse Tr.

Lot #14..... 1.76 Acres..... **\$165,000** .#61192

TBD Spring Ct. • Multi-Family

Lots!..... .73 Acres..... **\$275,000** #62728

XXX Anna Lp.

Tr. #16 3 Acres **\$65,000** .#62860

TBD Remington Ranch Rd.

Tr. #17..... 40 Acres..... **\$58,900** ..#63182



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

Visual Tour On These Homes



happy st. patrick's day & Easter

This could be your house!



Kaye Ellis

Sales Associate

630-9992

kayeellis@bresnan.net

LAND

5-Acre tract east of Cheyenne, across from small airport runway, fenced. #57183
\$45,000

2-Acre tract east of Cheyenne, includes access to a 4,000' airport runway. #57187
\$40,000



1531 Ruger Dr.
 Large ranch-style with huge bedrooms, main floor 1,588 sq. ft., central air, 3-car attached garage, stone gas fireplace, walk-in closet, full basement. South Greeley Hwy. to Terry Ranch Rd., right on Browning, left on Line Dr. to Troyer, left on Ruger Dr. \$344,000. #62917



805 Pine St. Pine Bluffs
 Commercial property has 10 bedrooms and half baths. Large kitchen and TV room. Pine Bluffs across from city pool. Has beautiful large deck, fenced yard and sprinkler system. \$175,000. #61353



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. South Greeley Hwy to Wapiti Tr. \$315,000. #62248



ARROWHEAD Construction, LLC.
 General Construction • Residential
Brett Vizina 421-2517
Becky Shwen 630-3099



Sandi Troyer-Loghry
 Associate Broker
631-9330



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Guillermo Serrano - Owner

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Stephanie VanVeckhoven
275-5897



Ed Bales
631-7567



Pam Taylor
421-8661



Dominic Valdez
970-980-4098



Mark Puett
286-2472



Christina Walton
256-2349

109 Hornsby Rd.



\$312,900

- Soak in the peace & quiet on the 5 acre, 3 bedroom, 2 bath property just minutes from all that Laramie has to offer
- Massive 30x64 heated outbuilding & RV parking
- New carpet & blinds, fresh paint throughout, tiled kitchen with breakfast bar

Dominic Valdez • 970-980-4098

106 Williams St.



\$150,000

- Spacious ranch-style in Albin. Three bedrooms, 1 1/4 bath home on large lot. Huge living room with stone fireplace, main floor laundry, large closets, extra storage in partial basement, oversized 2-car attached and 1-car detached garage and workshop, qualifies for USDA RD zero down financing and Welcome Home Program, no downpayment! Brand new carpet throughout!

Lodema Klimt • 631-4281

332 Third St.



\$67,000

- Beautifully updated 3 bedroom, 2 bath mobile home on its own 1/3 acre lot
- Quiet country setting in Carpenter
- Huge kitchen, 12x16 storage shed would make a great workshop

Margene Zavorka • 630-6992

5720 Sunset Dr.



\$184,000

- Cabin in the city 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, newer furnace and roof, plenty of storage for your outdoor hobby toys.

Lodema Klimt • 631-4281

233 Main St. • Burns



\$89,000

- Well cared for 3 bedroom, 2 bath home on its own lovely 1/4 acre lot enclosed with privacy fence
- 2-Car garage plus 4 off-street parking spaces
- Peaceful living in Burns, 25 highway miles east of Cheyenne

Margene Zavorka • 630-6992

3594 Jade Rd.



\$325,000

NEW LISTING

- Wonderful 4 bedroom, 3 bath home in pristine condition on over 10 acres!
- Granite countertops & new kitchen appliances, beautiful tile & fixtures in the remodeled bathrooms
- All one level living with large living & dining areas

Brandon Swain • 214-9634

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

300 Wolcott St.



\$150,000

- Spacious 4 bedroom, 3 bath home on 1/2 acre with mature trees and flower beds in Albin, 42 miles NE. Separate formal and family living areas with hardwood floors. Basement has new carpet, large rec room, 2 brick fireplaces.

Lodema Klimt • 631-4281

3821 Cribbon Ave.



\$215,000

NEW LISTING

- Great 2 bedroom, 2 bath house 1 block from Frontier Park
- Refinished hardwood floors
- Large corner lot with vinyl fence & oversized 2-car detached garage with workshop & loft off of alley

Larry Gardner • 631-6895

234 S. House Ave.



\$168,500

- Great 3 bedroom, 2 bath ranch style home on a quiet street
- Hardwood floors on main level and a formal dining room
- Metal siding, enclosed sun room, fenced backyard and sprinkler system

Steve Prescott • 630-9342

3532 Stampede Ranch Rd.



\$374,900

- Amazing new construction with 3 bedrooms and 2 baths that will be complete in April
- High quality construction with all the stunning finishes from a top notch builder
- 1631 finished sq. ft., open concept, beautiful gas fireplace, on 2.8 acres

Dominic Valdez • 970-980-4098

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

403 Dalcour Dr.



\$225,000

- Fantastic 4 bedroom, 3 bath home on a corner lot in North Cheyenne!
- New exterior & interior paint & new carpet throughout. Very spacious room sizes
- Excellent location close to schools & shopping

Steve Prescott • 630-9342

1179 Road 215



\$305,000

NEW PRICE

- 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

903 Hot Springs Ave.



\$187,500

NEW LISTING

- 3 bedroom, 2 bath home with 2 stall oversized garage and off-street parking space
- Gorgeously maintained fenced lawn, large corner lot
- Walking distance to elementary school

Jason West • 757-7921

1233 Wendy Ln.



\$374,000

NEW PRICE

- 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 floor laundry

Lodema Klimt • 631-4281



Brandon Swain
214-9634



Lodema Klimt
631-4281



Denise Fitzpatrick
421-3147



Adrianna "Adri" True
287-7320



Margene Zavorka
630-6992



Larry Weeks
631-8006



Steve Johnson
630-2330



Marc Woods
631-9300



Larry Gardner
631-6895

4738 Picadilly Dr.
\$119,500



Nice remodeled 1982 Walden with 3 bedrooms, all with walk-in closets. Master bath, newer carpet, new windows & siding. Front & back covered porches with wheelchair ramps. Sits on its own private lot.

3821 Cribbon Ave.
\$215,000



Great 2 bedroom, 2 bath house 1 block from Frontier Park with refinished hardwood floors. Large corner lot with vinyl fence and oversized 2-car garage with workshop and loft off of alley.

1609 Linden Ct. • \$375,000

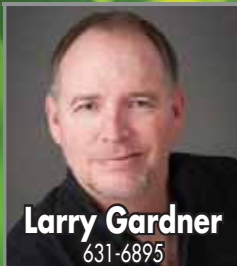


Over 4200 square foot ranch home with 6 bedrooms, 4 baths, 2-car garage, & tons of storage. This home has been totally remodeled with new floors, new open kitchen with large granite island and new baths. Large corner lot with mature landscaping & private back patio with built-in grill

798 Road 164 • \$335,000



2 bedroom, 1 bath home sits on 3.85 acres. All the AG land is currently farmed in strip farmed wheat. Very large family room. Also has 6 outbuildings.



Larry Gardner
631-6895

2206 Calin Ct. • \$376,300



Fantastic 3 bedroom, 3 bath new construction home by GJ Gardner Homes. Spacious open concept kitchen with solid wood cabinets and granite counter tops. Act now to customize your own finishes!

Lots In Cimarron Estates

- TR 23 Lacy Dr. • 8 acres \$70,000
- TR 22 Lacy Dr. • 7.92 acres \$70,000
- TR 7 Calin Ct. • 7.95 acres \$85,000
- TR 27 Iriquois Dr. • 8 acres \$85,000



106 Williams St.
\$150,000

Spacious ranch-style in Albin. 3 bedroom, 2 bath home on large lot. Huge living room w/stone fireplace, main floor laundry, large closets, extra storage in partial basement, oversized 2-car attached and 1-car detached garage and workshop, qualifies for USDA RD zero down financing and Welcome Home Program, no down payment! Brand new carpet throughout!



NEW PRICE

5720 Sunset Dr.
\$184,000

Cabin in the city 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, newer furnace and roof, plenty of storage for your outdoor toys.

Lodema Klimt
Associate Broker

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Lot 6, Cessna Ln.
\$35,000

Located in Skyview Estates, 5 acres, little gravel driving, airplane runway in subdivision! Private location and excellent for walk-out basement with southern exposure. Ten miles northeast of Cheyenne. Burns schools. Take Hwy. 30 east, north on Railroad Road to Skyline Dr. to Cessna Lane.



963 Mallard Ln.
\$168,000

Here's your chance to own a "hobby farm!" Super set up for cow or hog operations, two new chicken brooding houses, nice secluded location on county roads, 4 stall barn with calving area, separate horse and cow corrals, 3 separate hog houses, home has great views, manufactured home, 3 large bedrooms all with walk-in closets, quiet and peaceful location at the end of the subdivision! Govt. loans ok!



NEW LISTING

5519 I-80 Service Rd.
\$158,000

Need more space for your business? 10 acres, 1986 remodeled home, 3 bedroom, 2 bath, NEW 30x40 garage/shop, no covenants, can be sold commercial. Egbert exit off I-80, go 1 mile east on the south outer road.



Tract 148, Billy the Kid Blvd.
\$65,000

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! 20 Miles northeast off Torrington Highway. Located in Diamond Estates, turn north on Co. Rd. 137



NEW PRICE

1233 Wendy Ln.
\$374,000

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 & foosball table are included). Large open kitchen & formal dining, alder cabinets & cherry floor, fenced lot that backs to green space, stone corner fireplace. Main floor laundry includes, washer & dryer too!



300 Wolcott St.
\$150,000

Spacious home on 1/2 acre w/mature trees in Albin. 3 bedrooms on main level, 3 baths. Separate formal & family living areas w/hardwood floors, 2 brick fireplaces, woodburning stove w/rock wall. Basement has new carpet. Large rec room, 1/2 bath, 4th bedroom. 2 furnaces + central air in 2008, newer roof. Seller will pay Buyers closing costs.

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Kevin TRUE
630-8290

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Adrianna "Adri" TRUE
287-7320



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.



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, New Carpets. \$197,900.



2918 Sitting Bull Rd.

Great family home with 4 bedrooms, 3 baths, 3 living areas and lots of room. Large kitchen with stainless appliances and new counter tops. Hardwood floors, Solid interior doors, Blazeking wood stove to save on utilities, Oversize 2-car attached garage. 30x30 barn with stalls treated with Tabasco and hay storage area. 8.88 acres fenced and horse ready. New windows, water heater, and lots more. Large 16x12 shed with loft. 3-story playhouse with balconies and crow's nest. Ready for new family and pets to move right in. \$399,000.

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Denise Fitzpatrick

Meet Our New Agents!

My family settled in Cheyenne almost 22 years ago, and I am excited about my new start in Real Estate. I look forward to serving you with all of your buying and selling needs. I have a special place in my heart for helping seniors and their families! Whether downsizing, needing a more "aging friendly" home or moving into independent, assisted or long-term living, I can help with all aspects of your housing transitions. As a nurse I have seen what happens when unexpected events require sudden life changes. It can be overwhelming for the individual as well as the family. I want to combine my knowledge, compassion and experience to help our seniors make needed housing transitions a positive step in their lives.

We have been a family on the move, giving me the experience of buying eleven homes and selling ten. I have learned a great deal about all aspects of housing transactions. You can count on me for honesty, integrity and sound work ethics!

421-3147

Marc Woods



631-9300

I was born and raised in Cheyenne. I graduated from East High in 1990. Before starting my career I took classes at LCCC and the University of Wyoming. In 2000, I founded Horizon Homes and have built over 100 custom homes. While building with Horizon Homes I entered the real estate development arena and helped create different neighborhoods like; Heartland Subdivision, Wind Song and Wind Song North Estates, Heritage Hills, Melody Subdivision, North Star North, Fox Run and Fox Run 2. I am currently working on a new subdivision, Woods Landing. I just completed a nine year term with the Cheyenne Planning Commission and am currently serving as chair for the Laramie County Contractor Board of Appeals.

During my free time, I have enjoyed coaching various sports teams for my children. I enjoy bow hunting, fly fishing and generally being in the mountains anytime with my family. I am now looking forward to using my knowledge and understanding of real estate to help people with their real estate dreams. It has always been and will remain my goal to form lasting relationships with the people I have the opportunity to serve in real estate. My knowledge gained from decades of experience will allow me to guide you into the best experience you could expect in searching for your perfect home.



STEVE PRESCOTT



630-9342

EMAIL SPRESCOTT@REMAX.NET

WWW.STEVESSELLSCHEYENNE.COM

848 Shadow Mtn. Trl. • \$499,000



NEW LISTING
 • This sprawling ranch-style home is a must see! Over 4400 sq. ft.
 • 7 bedrooms & 4 bathrooms, main level office, formal dining room & enclosed "Florida Room" with lots of glass & pellet stove. Wet bar, gas fireplace & home gym.

5460 Thunder Ridge Rd. • \$400,000



• 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
 • 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

3628 Rustic Rd. • \$389,900



• This AG Knapp Construction home is a must see! The attention to detail will be noticed immediately
 • Vaulted ceilings & generous room sizes. Finishes include granite surfaces & upgraded cabinetry

821 E. 17th St. • \$550,000



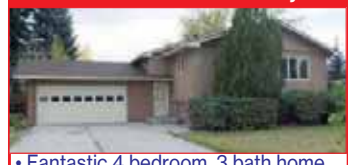
• Take a step back in time to the historic Sturgis Residence, a very rare home indeed!
 • This stately 2-story home has over 6900 sq. ft. Entrance hall is paneled in black walnut, dark scalloped shingles extend to beamed ceiling.

TBD Zelma Dr. • \$389,900



• This custom designed floor plan by Innovative Homes, Inc. boasts over 1181 square feet on the main level & a matching unfinished basement
 • Rich wood, tile, rock & granite accents can be found throughout the home

403 Dalcour Dr. • \$225,000



• Fantastic 4 bedroom, 3 bath home on a corner lot in north Cheyenne!
 • New exterior and interior paint and new carpet throughout. Very spacious room sizes



234 S. House Ave. • \$168,500

• Great 3 bedroom, 2 bath ranch style home on quiet street • Hardwood floors on main level & formal dining room • Metal siding, enclosed sun room, fenced backyard & sprinkler system

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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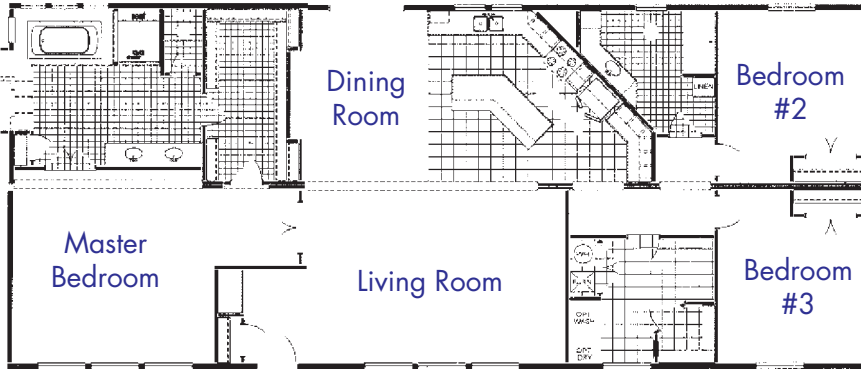
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THIS HOME IS A MUST SEE!



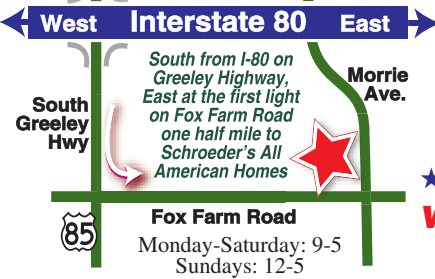
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311 W. Lincolnway Cheyenne, WY 82001



Curt Lackey,
Broker
307-286-0729



Shawn Ajdari,
Associate Broker
307-509-0747



Jim Walford,
Sales Associate
307-630-3455



Halley Trembath,
Sales Associate
719-359-2375



611 Gopp Ct.
\$140,000

Three bedrooms, 2 bathrooms, 2-car garage. Nice home with plenty of room, large backyard, storage shed. Home is on its own property. A little TLC is needed. Great opportunity for the investor or home buyer.



Tract 8, Road 120
40.5 Acres • \$54,500

If You Want To Build Your Home In A Rural Place, This Is For You. Located About 7 Miles Out Of City Limits Along I-25. Over 40 Acres Of Fenced Property With Amazing Views.



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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574 Chimney Rock Lp.
\$369,900

4 Bedrooms, 3 Bathrooms, 3 Car Garage. This Stunning Open Floor Home Will Take Your Breath Away! Custom Tiles, Designer Paint, Gourmet Kitchen, Walk-Out Basement With Garden Level Plus 2-Story Family Room, Eat-In Kitchen, Stainless Steel Appliances. Too Many Luxurious Touches To Name!



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516 Notre Dame Ct.

Four bedroom,
3 bath brick home.

Coming Soon!



910 East 5th St.
\$144,000

Nice Home Near Elementary School. Large Lot With Many Recent Improvements Including New Sewer Line, Furnace, Hot Water Heater, Newer Roof, Updated Bathroom With Jetted Tub, Low Water Toilet. New Kitchen Cabinets And Countertops, Plus Drywall And Newer Carpets Makes This The Perfect Home Or Investment Property.

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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.



Carpenter • \$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.

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.

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\$2,950,000



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This one of kind mountain retreat enjoys an extremely loyal clientele. The business has a variety of income streams. Lodging, bar/restaurant/package liquor, convenience store, snowmobile & ATV rentals, fuel sales, permit sales & trail grooming. Water is provided by 2 private 120' wells & the property has its own waste water sewer treatment plant. Just across the street is the Albany Recreation Fee Parking Lot & the County Fire Station.

Dave Clements 307-214-1298



Deacons Restaurant

\$675,000



www.DEACONSTORRINGTON.COM

Deacons is one of the finest restaurants in Torrington. This very established business has been serving great food and service to an extremely loyal clientele for over 20 years. A turn-key opportunity that includes the business, real estate, fixtures, equipment and inventory. Located on one of the busiest intersections in town. Torrington has a population of 6,500 with a genuine hometown feel. Call today for complete details!

Dave Clements 307-214-1298

Cody Clements 808-446-4664



Dave Clements
307-214-1298



Shelley Clements
307-630-5310



Kerry McIntyre
307-399-5588



Mike Fluty
307-760-9696



Lisa Moran
307-760-8333



Caley Meyers
307-760-1878



Jessie Quinn
307-630-7545

We are members of the CHEYENNE AND LARAMIE MLS.

Phone: 307-742-2099
Fax: 307-514-3128

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\$499,000



www.33BROKENBRIDGE.COM

33 BROKEN BRIDGE • CENTENNIAL
This mountain property offers 2 homes with 4 beds, 4 baths, 3,521 SF, 2 car garage, workshop, & all sits on 4.64 acres.
Dave Clements • 307-214-1298

\$390,400

NEW LISTING



2919 THOMAS
Spacious 5 bed, 3 bath luxury home in Crest Ridge Subdivision with fully finished basement & 5 piece master bath.
Newt Wyler • 970-396-8314

\$385,000

NEW LISTING



www.2328COTTONWOOD.COM

2328 COTTONWOOD • LARAMIE
This close in rural property with city water & sewer has it all. Completely redone log home on 2.07 acres.
Dave Clements • 307-214-1298

\$329,900

UNDER CONTRACT



312 PRAIRIE RD.
Great duplex with 2,724 SF, good rental history and long term tenants on month to month leases.
Kishore Kodru • 307-316-7130

\$219,900



www.11VALLEYROAD.COM

11 VALLEY ROAD • CENTENNIAL
Unique property with main house and guest cabin in the Snowy Range Mountains.
Dave Clements • 307-214-1298

\$107,900

NEW LISTING



www.4701HICKORYPLACE.COM

4701 HICKORY PLACE
Charming 3 bed, 3 bath condo in North Cheyenne near Buffalo Ridge. Fantastic opportunity. Come see today!
Shelley Clements • 307-630-531 & Cody Clements • 808-446-4664

\$262,500

SOLD



www.1825HUMMINGBIRDTRAIL.COM

1825 HUMMINGBIRD TRAIL
Wonderful home on 4.2 acres with 3 beds & 3 baths.
Shelley Clements • 307-630-5310

\$173,000

UNDER CONTRACT



1511 ADAMS
Great 1,900 SF brick home 4 beds, 2 bath, & large kitchen.
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ADDITIONAL LARAMIE LISTINGS

1162 DUTTON COURT
\$1,375,000
5 bed, 5 bath, 7,500 SF home
www.1162DUTTONCOURT.COM
Kerry McIntyre
307-399-5588

2509 PARK
\$379,500
6 bed, 4 bath, 4,678 SF home
www.2509PARK.COM
Dave Clements
307-214-1298

1303 DOWNEY
\$171,000
2 bed, 3 bath, 1,708 SF home
Lisa Moran
307-760-8333

619 S. 2ND STREET
\$129,900
3 bed, 2 bath, 1,622 SF duplex
Mike Fluty
307-760-9696

530 BEAUFORT #122
\$85,000
3 bed, 2 bath, 1,232 SF home
Mike Fluty

COMMERCIAL

TBD SNOWY RANGE
\$2,500,000
Kerry McIntyre 307-399-5588

400 ADAMS
\$2,850,000
Kerry McIntyre 307-399-5588



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Shelley Clements
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Cody Clements
808-446-4664



Peggy Decaria
307-677-3560



Kishore Kodru
307-316-7130



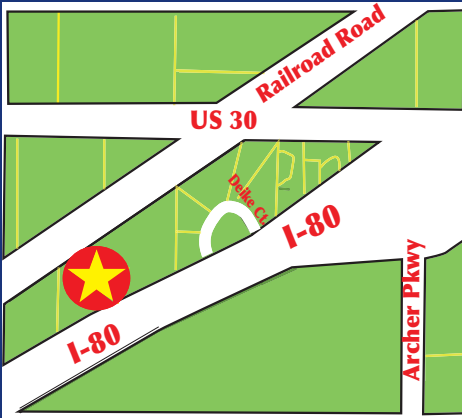
Kathie Broughton
307-757-7324



Barry Samuels
307-631-5036



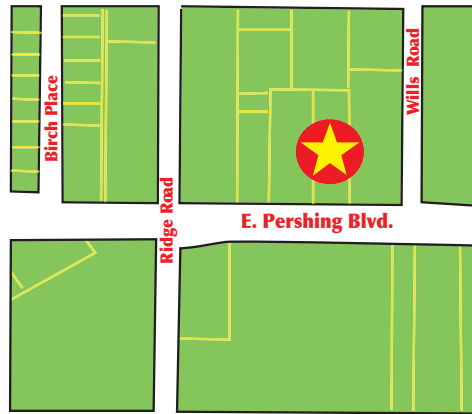
Newt Wyler
970-396-8314



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.



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.

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



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- J.O.

"Thanks for all you did to make this deal go so smooth. I appreciated the "no hassle" attitude, your being where you said you would be and at the time you said you would be. But most of all it went exactly as you said it would. Wish I would have known about your company earlier and would have definitely been to see you! Thanks again"
- M.J.P.

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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



TIPS TO PREPARE YOUR HOUSE FOR SALE



The Checklist:

IN EVERY ROOM ~

Remove all clutter
Clean the ceiling fan
Dust the walls from the top down
Dust the base boards
Dust all furniture
Vacuum, mop and/or clean carpets
Launder or vacuum the window treatments
Wash the windows
Replace or repair damaged mini-blinds
Replace blown light bulbs
Patch holes & Touch-up paint

IN THE KITCHEN ~

Box up all extra plates and serving pieces
Organize your spice rack and pantry
Move appliances you seldom use
Scrub your sink
Change the drip pans on your stove top
Clean the oven
Wipe down all appliances
Make any necessary repairs

IN THE BATHROOM ~

Scrub the shower & Clean the toilet
Remove toiletries from the counter and tub
Have clean towels prepared for show

IN THE BEDROOMS ~

Remove excess books, magazines, and/or toys
Make beds
In the closets ~
Remove seasonal items
Organize loose items
Move boxes to attic or storage

OUTSIDE ~

Wash windows
Check for rot and mildew
Spot clean, if needed
Touch up paint, if needed
Sweep the front porch/stoop
Trim the lawn and hedges
Place potted flowers around your front door
Purchase a new welcome mat

BEFORE GETTING STARTED ~

Always consult your Realtor® before making major or 'drastic' changes around your home or property. Let their experience and aquired knowledge be your guide. Ask for suggestions beyond what you have already planned to do and take their advice.

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



Allison Murphy
307-640-9222



Amy Smith
307-214-5583



Andy Woods
307-287-1034



Angie Depew
307-421-3064



Ben Rayl
307-286-0594



Bill Lewis
307-630-0383



Bo Short
307-220-9920



Chuck West
307-331-9636



Cindy Langmo
307-630-3063



Cyndi Simonovich
307-640-1191



Cynthia Biggs
307-221-3334



Dane Barrett
307-214-9467



Dave Coleman
307-214-6009



Deborah Wall
307-214-8815



Janet Black
307-221-0523



Janet Gage
307-630-2894



Jared Augustin
307-399-5551



Jennifer Nelson
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Jeremy Hamilton
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Jessica Schulz
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J. Fred Volk
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Kathleen S. Petersen
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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



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307-630-9000



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



Tammy Grant
307-286-0550



Teri Cassidy
307-287-9362



Teryl Cates
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Tom Jacobson
307-630-7738



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Vicki Million Hughes
307-630-1130



Vince Osborn
307-630-6948



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1660 DELL RANGE BLVD



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Bob Phillips
307-630-0396



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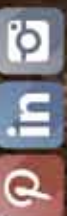
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SMITH BARRETT TEAM

NORTH PLATTE RIVER VALLEY RANCH is located five miles west of the historic settlement of Fort Laramie, twenty miles east of Interstate 25. The ranch consists 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. **\$5,200,000**

DWYER RANCH

Farm & Ranch - Wheatland, WY



Situated in the northeast part of Platte County, Dwyer Ranch is just five miles north of Wheatland, the county seat. The ranch consists of 6,421 deeded acres together with 680 BLM leased acres. Improvements include an older home with a 25 GPM well and set of corrals. Two center pivots irrigate 320 acres from two wells that average 760 GPM, along with three stock water wells. The pivots have been leased for crops but are capable of producing 4 tons to the acre. Dwyer Ranch has been owner operated running 300 cow/calf pair or 500 yearlings. Elevations range from 4,700 ft. to 4,800 ft. from gently sloping terrain with the irrigated pivots to rolling grass covered pastures. Wildlife on the ranch includes mule deer and antelope. **\$3,300,000**

TBD FOREST SERVICE ROAD

Lots & Land - Albany, WY



Fabulous building site at Douglas Overview! 6.95 acres, views of Douglas Creek, borders Medicine Bow National Forest, and only minutes from Rob Roy Reservoir. Hunting, hiking and fishing opportunities are endless. Sunsets and sunrises will take your breath away! Electric and telephone are on property. **\$99,900**

310 BEECH AVENUE

City Residential - Pine Bluffs, WY



NEW LISTING!

\$149,900

4 BEDROOMS | 2 BATHROOMS | 2-CAR GARAGE | 1,716 SQ FT
Wow! Great living space & an open floor plan! Sunny living room, large kitchen and dining area. Master bedroom boasts walk-in closet & 5 piece master bath. There is an office or craft room, a nicely sized deck, and an insulated detached 2-car garage, plus a car port.



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#1 PROPERTIES

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6503 CAMPFIRE COURT

City Residential - Cheyenne, WY



NEW LISTING!

\$414,000

5 BEDROOMS | 3 BATHROOMS | 3-CAR GARAGE | 3,400 SQ FT

This fabulous 5 bedroom 3 bath home in desirable Saddle Ridge subdivision has it all! You'll love the spacious open floor plan with a fireplace in the living room, gleaming hardwood floors, vaulted ceilings & fabulous natural light. The kitchen is an absolute dream boasting alder cabinets, granite, a stainless steel appliance package & a large pantry. The main floor master features a walk in closet & luxurious bath. Walkout basement w wet bar, fireplace & two bedrooms w full bath. 3 car attached garage.

833 DOC BAR DRIVE

Rural Residential - Cheyenne, WY



NEW PRICE!

\$365,000

3 BEDROOMS | 2 BATHROOMS | 2-CAR GARAGE | 3,200 SQ FT

Just like new! Built by Leaning Tree in 2015, this lovely home is just minutes from town & features beautiful hardwood floors, a spacious open floor plan & beautiful views on just over 8 acres. You'll find 3 bedrooms & 2 full bathrooms on the main floor along w/ main floor laundry. The master bedroom is nicely sized & features a walk in closet & a fabulous five piece master bathroom. The full unfinished basement is waiting for you to finish to your liking. Paved driveway! This home is perfect in every way

LOT 48 SCENIC RIDGE

Rural Residential - Cheyenne, WY



\$385,900

This Sanchez Construction home boasts quality throughout!! 1714 square foot plan offers 3 bedrooms, 2.5 baths and an enormous 4 car garage. 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 new home. Estimated May 2016 completion date.

132 & 134 PRAIRIE STREET

Multi-Family - Burns, WY



\$179,900

Fabulous brick duplex has been beautifully maintained & hosts all kind of ownership possibilities! You'll find one 2 bedroom, 2 bath unit and one 3 bedroom, 2 bath unit. Both units have a basement, central AC, and fenced backyard with deck or patio area. If you're looking for an investment this property is definitely worth a look. Or consider living in one unit & renting the other. 30x24 garage.

1084 ROAD 162

Rural Residential - Pine Bluffs, WY



\$182,000

This property lends itself to unlimited possibilities. Business in automotive industry, paint booth with down draft ventilation, hot rod garage, you name it! There is headquarters within that has two bedrooms and a bathroom, along with a full kitchen and a giant living area! Situated on two acres with horses allowed. Don't miss your opportunity to own this one of a kind property!



AMY SMITH

amy@cheyennehomes.com
(307) 214-5583 www.smithbarrett.com



DANE BARRETT

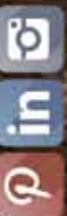
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#1 PROPERTIES

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2306 COUNCIL BLUFF. Fully completed and staged! Fantastic ENERGY STAR RATED home by Frauendienst Quality Homes. EXCELLENT quality! Ranch style home on a slab with brick & steel siding exterior. Fully landscaped front and back with sprinkler system and vinyl fence. Schroll kitchen with granite counter-tops. Master bath with upgraded tiles and counter-tops. In floor heat with gas forced heat and air conditioning. Stainless steel appliance package and gas fireplace! Offered at \$349,900



2312 COUNCIL BLUFF. Fantastic ENERGY STAR RATED home by Frauendienst Quality Homes. EXCELLENT quality! Ranch style home on a slab with brick & steel siding exterior. Fully landscaped front and back with sprinkler system and vinyl fence. Schroll kitchen with granite counter-tops. Master bath with upgraded tiles and counter-tops. In floor heat with gas forced heat and air conditioning. Stainless steel appliance package and gas fireplace! Offered at \$349,900



(307) 630.0528

Larry SUTHERLAND

www.TheBluffsCheyenne.com



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! Seller will pay up to \$5000 in Buyer's closing costs! \$394,900

LARRY SUTHERLAND

307.630.0528

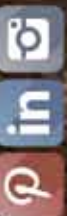
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#1 PROPERTIES

6106 YELLOWSTONE RD
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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 a nice Morton Building! Offered \$675,000



5110 BUNN AVENUE - Cheyenne, WY.

Great location for this lovely updated rancher with updated flooring and tile throughout the kitchen and baths. Very nice living room addition done off the kitchen with a great deck out to the fenced backyard. Offered \$220,000



14 ARROWHEAD DRIVE - Laramie, WY.

Incredible views out every window in this fantastic Green Built Passive Solar Envelope Home. It's soaring vaulted ceilings, open floor plan, eat in kitchen built for entertaining, main floor master bedroom and walk through closet to the spacious 5 piece master bath, main floor laundry, 4 bedrooms, 4 baths, enormous 3 car garage, with workroom and large sunroom beckon to make this freshly painted story and a half energy efficient home all yours! The huge deck, private natural formation climbing rock and mature landscaping make this rural acreage absolutely unique and equally stunning. Offered \$550,000



Allison Murphy

(307) 640.9222

allison@cheyennehomes.com

6946 Keystone Drive



Fabulous 4 BR, 4 BA custom home with walkout basement, covered trex deck, and unobstructed view of state land. Open split bedroom floor plan design, dual sided fireplace with on suite bathrooms, large walk-in closets, granite countertops, tile & maple floors. Spacious kitchen features knotty alder cabinets, stainless steel appliances and two eating areas. Heated 3 car garage with finished bonus room above, on 4.25 acres. \$525,000



610 Peach Street



NEW PRICE!

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! \$244,900

1245 Alyssa Way



NEW CONSTRUCTION!

Fantastic open floor plan features 3 BR/2BA on main level with vaulted ceiling, gas fireplace, AC, stainless appliances, full landscaping and fenced yard. \$310,400

5227 Boulder Ct



NEW CONSTRUCTION!

Fabulous new plan! Vaulted ceiling, open great room, granite, hardwood, 5 piece master bath and a 3 car garage. Ready now! \$319,900

1220 Alyssa Way



NEW PRICE!

Spacious 3 BR/3 BA townhome at The Pointe features granite, stainless steel appliances, tile, hardwood floors, AC, and fireplace. \$285,000



2621 Sagebrush Ave



NEW LISTING!

Great 3 BR, 2BA end unit with large 2-car garage, fenced backyard, separate dog run, pellet stove, new flooring, paint and countertops. \$169,900



Helping you call Cheyenne Home

Angie Depew

Call me today - we're now reserving lots in

THOMAS HEIGHTS

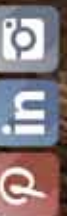
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#1 PROPERTIES

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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



NEW LISTING!
Under Contract!

2945 Kelley Drive
\$179,000

Impeccably maintained with all amenities one could want. 3 BR 2 BA, enclosed patio, sprinkler system, storage shed, updated kitchen, AC, newer furnace & windows, maint-free siding, extra large 1 car heated garage with work area, large living room and another large family area downstairs.



NEW LISTING!
Under Contract!

312 Maddies Way
\$158,000

Rare Ranch style Twin Home in South park Estates. In great condition. Walk out basement with 2 Bedrooms 3 baths, 2 car attached garage, Deck and lower patio with fenced back yard, Central air.



Tracts 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**



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CHEYENNES HOMETOWN REALTOR
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1008 NEW YORK ROAD - Country living only 20 minutes from town! Master suite with 5 piece bath, large kitchen with island, separate dining, 2 family rooms, great shop and open sided barn, storage shed, all on 5 acres!. **\$259,900**



NEW PRICE!

4716 SADDLEBACK - Fabulous! Vaulted ceilings, separate dining, main floor laundry, master suite, fenced back yard, sprinkler system, A/C, 2 car garage. **\$229,900**



NEW PRICE!

3712 SNYDER AVENUE - What a wonderful Avenues opportunity! Gorgeous hardwoods, updated bath, beautiful dining nook, fenced back yard and affordable! Don't miss! **\$179,900**



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



PENDING!

311 SAVANNAH DRIVE - Exceptional well maintained home! Newer windows, flooring, updated kitchen and bath with granite countertops, sprinkler system. **\$187,900**



7415 Julia Road
\$439,900

NEW PRICE!

- Beautiful 4BR, 3BA, 3-car garage home in Bison Run Just off Whitney Rd. Great open floor plan.
- Wood floors, vaulted ceilings, custom tile, gorgeous kitchen w/granite, formal dining and nook.
- Split BR plan, bonus room, finished, walk-out bsmt w/ bar. 30x45 shop!

5060 Horizon Loop
\$387,900

NEW LISTING!

- Stunning 2-story home has 3BR, 4BA, 2-car att. garage
- 40x60 insulated shop with paint booth, workout room, and office
- Many updates throughout including granite kitchen, wood floors, finished basement.

2337 Council Bluff
\$415,000

NEW LISTING!

- Stunning Dan Gregg New Construction Near Anderson Elementary
- 3BR, 2BA, Huge 3-car finished garage. Full brick & steel maintenance free exterior
- Top quality finishes throughout – Granite, custom tile, wood floors, Trex deck.

1588 Barberry Ridge

NEW LISTING!

- Striking 4BR, 3.5BA, 3-car garage home on 9 acres West of town
- Incredible 900SF+ master suite w/ gas FP, ensuite bath, huge closet
- Main level sports wood floors, pellet stove, granite kitchen
- Fully finished walk out basement. 1740SF shop. Wow!

12240 Cloud Mesa
\$525,000

- One of a kind, custom built 2-story home in desirable Alpine Ranch subdivision.
- 5BR, 3.5BA, 3-car garage. Stunning finishes throughout. Custom cabinetry, granite counters.
- Finished basement with 2BR, BA, FR w/ bar.

12321 Cloud Mesa
\$350,000

- Wonderful 3BR, 2BA, 2-car garage Dan Gregg re-sale in desirable Alpine Ranch.
- Lot backs up to wheat field and open space. Maintenance free exterior, top quality finishes.
- Full, unfinished basement to build equity.

6516 Buckskin Trail
\$459,900

- Amazing custom 3BR, 3.5BA, 2-car garage home in desirable Mustang Ridge - great location!
- Open floor plan with extensive hardwoods and beautiful kitchen with island.
- Basement finish includes bar, rec area, FR/BR/BA.

2345 Council Bluff
\$428,000

UNDER CONTRACT!

NEW CONSTRUCTION!

- Striking 3BR, 2BA, 3-car garage home by Gregg Construction in The Bluffs. Energy Star certified.
- Beautiful hardwood floors on main living area, vaulted ceilings, floor to ceiling gas FP, Trex deck.
- Full landscaping w/ fence. Maint-free exterior.

743 Silver Sage
\$363,000

SOLD!

- Stylish Western Hills 1.5 story home, Over 4000 SF finished, incl. finished basement!
- 5BR, 4BA, 2-car garage home. Formal vaulted LR, DR w/fireplace, granite kitchen.
- Great master w/ updated BA, huge shower!

3225 Smith Place
\$275,000

NEW PRICE!

- Wonderful 5BR, 3BA, 2-car garage home in desirable Crest Ridge location
- Vaulted main level w/ spacious kitchen/dining, formal living room, AC, lots of updates!
- 3BR up, incl. Master w/bath. Sprinkler system.

1823 Gettysburg Drive
\$269,900

UNDER CONTRACT!

NEW PRICE!

- Spacious 4BR, 3.5BA, 2-car garage 2 story home in Sunrise Estates.
- Fully finished walk out basement w/ FR, BR, BA.
- Lots of upgrades including tile, cabinets. Great master suite!

TBD Dell Range Blvd
\$119,900

COMMERCIAL LAND

- Well-located county commercial lot on East Dell Range Blvd near Saddle Ridge
- 1.36 Acres, corner lot, zoned MUB. Property has a well.
- Great location near all of the new development.

Tr. 17 Thunder Ridge
\$68,000

LAND

- Exceptional rural building lot in desirable Legacy Ridge
- 9.39 fenced acres offers several building site options. Horses allowed in the subdivision.
- One of the best priced lots this close to town.

7900 Sorrento
\$379,900

- Desirable 3BR, 2BA, 4-car garage home by Sunset Homes -5 acres in Fox Run II
- Open, split BR floor plan, vaulted ceilings, extensive hardwood floors, custom tile
- Alder cabinetry w/ granite

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1660 DELL RANGE BLVD



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433 EAST 19TH STREET
FOR SALE: \$1,500,000 OR LEASE: \$18/SF

6,809 square feet of above average quality class B office space. Four restrooms (two that are handicap-accessible), asphalt parking lot with 30 spaces, six offices, ten 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



4509 DRIFTWOOD DRIVE
FOR SALE: \$750,000 OR LEASE: \$15/SF

4,200 square feet of prime retail/commercial space, one half block off 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
FOR LEASE \$18/SF NNN

Excellent building for lease. 5,160 square feet, with air-conditioning, kitchen area, handicap access, restrooms, and paved parking. Owner would prefer a five-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

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CHEYENNE, WYOMING



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LOT SIZE: 27.224 SF



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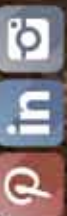
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Put experience to work for you!



4108 Saddle Ridge Trail

Outstanding opportunity! This like-new twinhome features a full appliance package, large rooms, great floor plan, low-maintenance exterior, fully landscaped front and back yard, energy efficiency package, and full finished basement. \$224,900
CALL CYNTHIA - 221-3334



4012 Firewalker Trail

Stunning twin home w/ fabulous upgrades to include crown molding, stacked stone fireplace, hickory floors, granite counter tops, C/A, finished bsmt. & so much more! \$259,900
CALL CYNTHIA - 221-3334



5118 Hoy Road

Lovely home in great neighborhood! The spacious, sunny living room features hardwood floors and wood burning fireplace. The dining room is open to the updated kitchen and leads to the large back yard. There is a 20x12 deck and patio to enjoy all year long, and family room. \$249,900
CALL CYNTHIA - 221-3334



2208 E. Pershing

Excellent investment opportunity. This home has a very large eat in kitchen. Hardwood floors throughout most of the main level. The living room features a corner fireplace. 4 spacious bedrooms. nice condition. \$149,900.
CALL CYNTHIA - 221-3334



6994 Wilderness Trail

Stunning 2 story featuring spacious living room w/ fireplace, beautiful kitchen w/ maple cabinetry. 3 large BRs upstairs. Basement has large family room & 4th BR. \$259,900.
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! \$119,900.
CALL CYNTHIA - 221-3334



7404 N. College Dr

Close-in rural property has a wonderful floor plan. Gleaming hardwood floors, new carpet & appliances. The stunning 2-story features large living room w/ fireplace, formal dining room & large kitchen w/ breakfast nook. Home sits on 5 acres. \$435,000



Cynthia Biggs

307.221.3334 | cynthiabiggs@cheyennehomes.com



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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.



6624 WILDERNESS TRAIL

Open, bright, & spacious new floor plan from JEI. Master suite features large shower & double vanity, walk-in closet. 2 additional bdrms.



Open 12-3 Daily

Many Plans To Choose From!

Twin homes starting at \$204,500

Sean Biggs

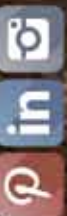
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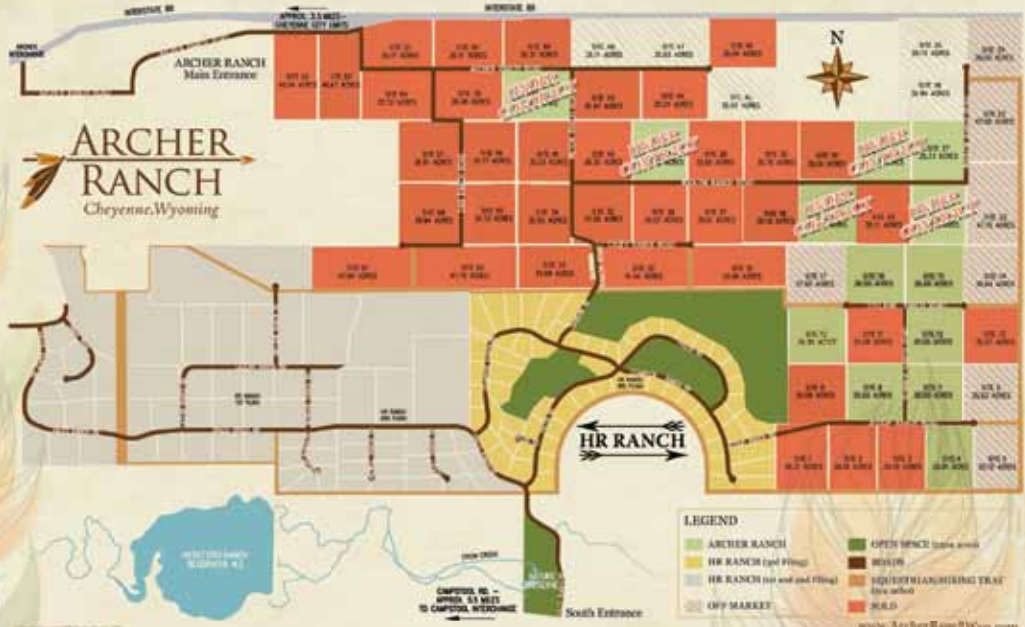
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ARCHER RANCH. You can be part of it! There is now an historic opportunity to purchase one of a limited number of exclusive ranch sites. 35 to 47 acre ranch sites are introductory priced from just \$49,500 with financing available. With an ideal location, Archer Ranch offers the best of both worlds — peaceful seclusion and natural beauty, just minutes from the amenities of the thriving city of Cheyenne.

HR RANCH. Convenience. Privacy. Quality. These words evoke the lifestyle that is enjoyed at HR Ranch. Sweeping views of open skies and starlit nights that are unique to Wyoming are found here. And, homeowners at HR Ranch have access to amenities once reserved only for those with a ranch of their own.



Here are a few of the amenities you will enjoy at Archer Ranch and HR Ranch:

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



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The Marigold

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The Eagle



The Kite



The Lily



The Hawk



The Larkspur

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New Listing!



Multi-Family/Duplex



2221 E. 10th Street
Offered at \$205,000

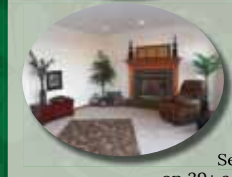
Two homes for the price of one is what you appreciate in this offering. The main house has 5 BR/2 BA and a 2-car detached garage. The Bungalow/Casita measures 480 sq. ft. is metered separately for gas/electric, and has 1 BR/1 BA and full kitchen. This petite yet sweet investment would be ideal for a college student or mother-in-law-quarters.



Nostalgic Charm with
Main Floor Master Suite!

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

Just imagine yourself 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 1833. 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.

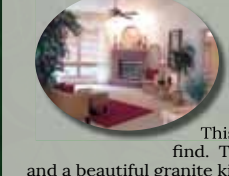


Sensational Horse Property
Totally Fenced!

39.88 Acres

1551 Horse Creek Rd
Offered at \$499,000

Sensational Hayes Construction custom home on 39+ acres best describes this comfortable & private country living close to town! This beautiful horse property is totally fenced. The remarkable kitchen comes totally equipped with a gas range, double oven, new refrigerator, pantry, island and huge breakfast bar. Gorgeous granite countertops and dark Alder cabinets. There's a large separate dining room with stunning hardwood floors. Every window has an incredible view and all the bedrooms have walk-in closets!



Exceptional Townhome!
Huge Corner Lot!

7509 Hilary Drive
Offered at \$370,000

This fantastic townhome in Western Hills is a rare find. This all-brick ranch style home has 4 BR/3 BA, and a beautiful granite kitchen with double oven. Formal dining room with built-in granite buffet and china hutch. This terrific home is located on a corner lot with a huge back yard!



Beautiful!
Close to the City!

4.61 Acres

8382 Arrow Wood Lane
Offered at \$460,000

Amazing style with exceptional features is this five bedroom, four bath, 4-car garage home. An oak spiral staircase takes you to the gorgeous walk-out basement. There are three gas fireplaces and one corn/pellet stove. Newly finished bonus room measures 24 x 13.



Terrific Yard
& Price!

UNDER CONTRACT!

2945 Henderson Drive
Offered at \$145,000

A terrific find with a price tag to match! 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, 3 BR/2 BA, separate office. Fenced back yard with 2 utility sheds and RV parking.



Impeccable
Inside & Out!

UNDER CONTRACT!

2112 Apache Street
Offered at \$254,000

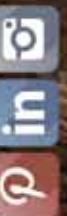
An ideal home for your family would be this impeccable four bedroom, two bath treasure. The formal dining room is gorgeous, the family room has a wood-burning fireplace and the sensational yard has a tiered deck with bench seating, and a large patio and basketball court.



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PENDING!

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 \$124,900



NEW CONSTRUCTION

1174 VERLAN WAY

New construction with quality throughout by Taylor Made Homes. You don't want to miss out on this one!

Offered at \$359,800



PENDING!

1500 TRAIL WAY RD. Spacious bi-level has had some wonderful updates. It has a large dining room, open remodeled kitchen & spacious living room. Master bath has double headed shower - all 3 baths have been remodeled. **Offered at \$205,000**



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**



Dave COLEMAN

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Lot 3, The Preserve at Humphrey Farms - \$333,500

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1206 West 32nd Street - \$415,000

- Vintage Classic
- All Brick & Stucco Exterior
- 4 Bedrooms / 3 Baths
- Amazing Master w/5-pc Master Bath
- Main Floor Guest Rm w/ Private Bath
- Updated KT! Main Floor Family Room
- 2-Car Det. Garage w/ addtl Parking



New Price!

7431 Hilary Drive - \$379,900

- All Brick Executive Style Twinhome
- Mtce-Free Exterior, Main Flr Convenience
- 4 Bedrooms / 3 Baths
- 5-piece Master Bath w/ Large Walk-in Closet
- Exceptional Lower Level - Fully-Finished
- 2-Car Attached, Finished Garage
- Central Air! Hardwood! Pristine!



Under Contract!

359 Appletree Lane - \$170,000

- Desirable North Location
- Twin-Home w/ Main Floor Convenience
- All on one level
- 2 Bedrooms / 2 Baths
- Master Bath w/ Walk-in Closet
- Two-car Attached Garage



Under Contract!

5001 Griffith Avenue - \$169,900

- Quad-Level on Corner Lot
- 2 Bedroom / 1 Bath
- Sunroom w/ Hot Tub
- Patio/Deck
- Privacy-Fenced Backyard
- One-Car Attached Garage



Under Contract!

Tract 43 Brundage Road \$28,500

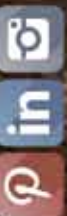
7.39 acre building site in Happy Valley, 1st Filing. Only minutes west of town and just north of Happy Jack Road. Protective covenants and HOA control land use. Two horses allowed. Call for complete copy of conditions and restrictions.



LAND!

Tract 68 & 72 Laramie River Ranch \$30,000 each

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!





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314 W. 7TH AVENUE

New Price!

One of a kind Avenues beauty. 5 BR 4.5 BA, 2 car heated garage. Kitchen w/ custom cherry cabinets, tile and solid surface, formal office, Living room with fireplace, sun room, formal dining, lg main floor laundry, additional family room w/ wood burning fireplace and vaulted ceiling, hardwood floors throughout. Master suite with fabulous master bath, walk-in and private balcony. Finished basement w/ living space bedroom, bath plus sauna. Beautiful side and back private patios. Mudroom, attic room. Two furnaces, Central A/C, sprinkler. \$525,000

TR. 11 DIAMOND B BLVD

Enjoy country living still close enough to town. Stunning views. 40 plus acres. Possible owner financing. \$49,900

TR. 81 SOUTH MULE TRL

Fabulous 6.60 acres in Spring Creek Ranch. Stunning sunsets. Modular allowed, native grass. Horses and 4-H animals allowed. \$34,000

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521 Southwest Drive

Zoned Light Industrial and MU!

Call for Details on this recently approved lot split with LI annexed into the city borders I-80 and close to I-25. Plus 50 Plus Acres with an older Homestead house, and barn. Improvements "as is, where is." \$1,700,000

802 Samuel Lane

New Listing!

AMAZING AND BEAUTIFUL... "Pointe" home w/ fully finished walk-out basement. Home theatre, guest suite, large family room, lovely main floor master suite, plus den/study office & exercise area, & Wyoming Views! \$500,000

7318 Willshire Boulevard

OWNERS PRIDE shows inside & out in this lovely 4 BR, 3 BA home. Natural light thru new windows. Amazing remodeled kitchen w/ granite. \$225,000

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.

211 Stinson Avenue

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

418 E. Ole Maverick Road

LOCATION, LOCATION! Paved all the way to your front door, nice 4BR, 3BA, 2Car. North off of Yellowstone Rd. Loads of potential in this close-in rural \$275,000

Dee T. Williamson

ASSOCIATE BROKER

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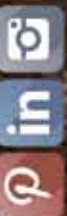
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4306 DELL RANGE BLVD.



4.64 Acres Zoned MR just ripe for development! Topography is slightly sloping from north to south with a 1-story brick home and several outbuildings. Zoned for Multi-Family Housing. One of the last big Dell Range properties. \$1,000,000. Please call Joe Prunty for more information - 630-0950.



See the virtual tours @ www.Move2Wyo.com

1723 Spruce Drive



New Listing!

Upgraded tri-level 4 BR/2 BA, 2-car garage home w/ granite countertops, upgraded baths, tile, fixtures, stainless steel appliances, carpet, AC, sprinklers, and even a new kitchen sink! **\$262,000**

13251 Alpine Ranch Road



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, all on 7 acres! **\$359,500**

2358 Council Bluff



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. **\$394,900**

336 Bocage Drive



Under Contract!

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



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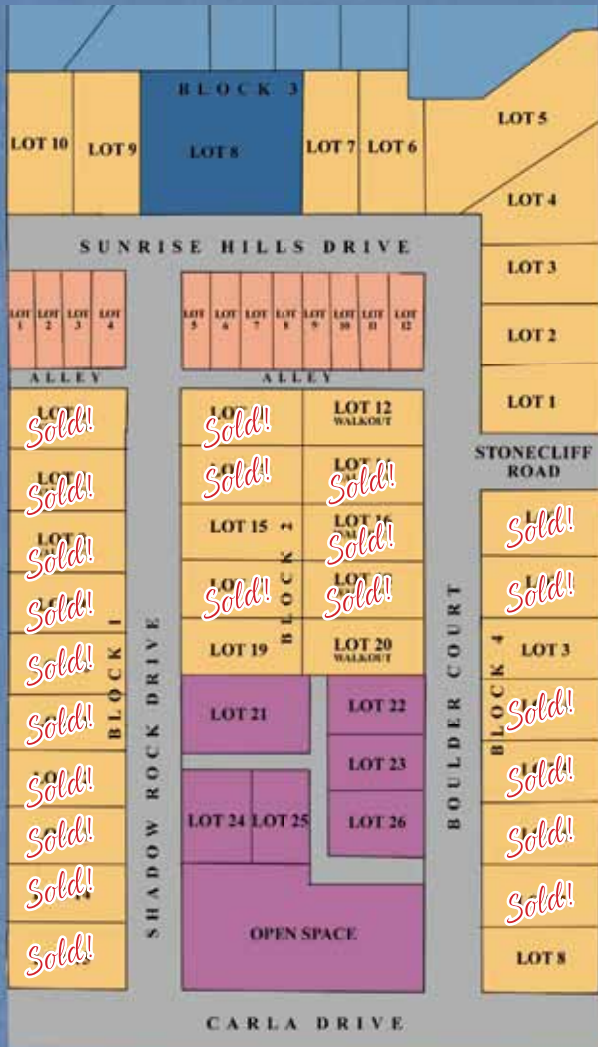
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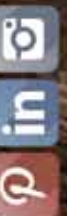
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5227 BOULDER COURT \$319,900

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!



1245 ALYSSA WAY \$312,900

Beautiful Jade townhome! 3 bedrooms on main level. Open floor plan with gas fireplace, A/C, full landscaping and fenced yard. Wonderful main floor living! 12 x 10 deck.

CHECK OUT OUR NEW WEBSITE!



WWW.HOMESBYGUARDIAN.COM



610 PEACH STREET \$244,900

Beautiful 3 BR/2 BA home in Country Homes with an open floorplan and vaulted ceiling. Can be purchased with a RD loan - no money down for qualified buyers!



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

THOMAS HEIGHTS



Angie
DEPEW

307.421.3064
angie@cheyennehomes.com



Paige
LAIN

307.214.0827
paige@cheyennehomes.com



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#1 PROPERTIES

6106 YELLOWSTONE RD
1660 DELL RANGE BLVD



705 Carmon Circle



\$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.



Tracts 3, 6 & 7 Richard Road

\$750,000



proposed site plan

Great building site for warehouse, light industrial, commercial, PUD. Directly behind Stallion Oil. Site plan, excavation, drainage, permitting competed. Ready to build. South Greeley and High Plains Road. The county has plans to connect the High Plains Road exit at I-25. Plats may be sold separately for \$275,000 each.

www.janetgage.com



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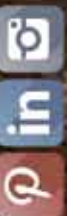
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#1 PROPERTIES

6106 YELLOWSTONE RD
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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



2903 CAREY AVENUE
One-of-a-kind home! 5BR, 3BA w/ two 2-car garages & a 2 car carport.

Sunken living room, large formal dining room, office/sunroom, wet bar, theatre room. \$449,900



3114 GRIER BLVD

Great home for first time homebuyer or investor! 3 main level bedrooms and some of the basement is finished. Possible fourth bedroom down - no egress. Roughed in for second bathroom. \$144,900

Commercial property with high visibility.
\$119,000



Lot 5&6, Arizona Street
.83 acres close to town, North location. \$80,000



416 CENTRAL AVENUE

Commercial property with high visibility.
\$119,000



307.640.9865 **Joe Svec**
joesvec@cheyennehomes.com

6531 Trayer Drive



offered at \$350,000



Fantastic new design! Open and light! Great room with hardwood floors, spacious cabinet-lined kitchen, 9' ceilings and a three-car garage with 8' doors! Cool walk-out basement! Views of the city lights and skyline. Maintenance-free vinyl siding and brick, stainless appliances, bronze fixtures, and 12x12 redwood deck! Horses and an outbuilding allowed. March completion.



Kim BROKAW

307.631.4096

KimBrokaw@cheyennehomes.com

631-2999
773-8463

June Casey Samuelson
cowgirl@cheyennehomes.com



see virtual tours on FrontRange360.com and Realtor.com

homes by Consolidated Construction, Inc.
GENERAL CONTRACTOR SINCE 1959



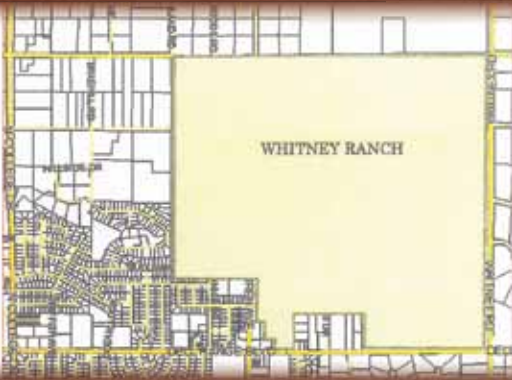
TOM HORN/BUTCH CASSIDY - \$440,000
Just minutes from town, this new home of stucco/stone exterior will have all the classy features you're used to seeing in a Consolidated home. Hardwoods throughout living area, Schroll cabinets, granite by Hunt, and custom upgrades throughout. Summer completion. On 9+ acres. Call June for details!



ROCKING STAR RANCH - \$430s
Breaking ground on two amazing homes with stucco/stone exteriors, 10' basement ceilings and all the custom features you've enjoyed in a home by Consolidated. Call June for details!

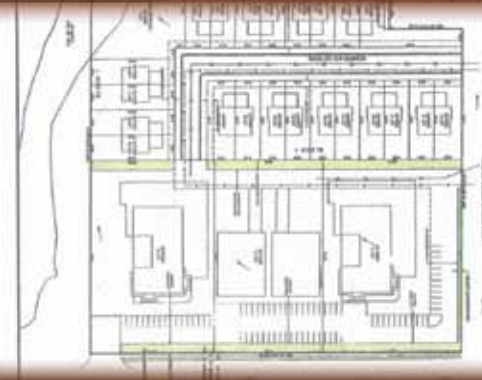


AT HORSE CREEK RANCH - \$550s
Custom built 2200sf home on 12-acre lot with walkout basement. Just minutes from town. You will not find an opportunity like this. Similar plan available to tour. Call June, 631-2999.



WHITNEY RANCH

Over 580 acres bordering Dell Range Blvd and Whitney Road. This is the only prime development property contiguous with the city of Cheyenne. This is Cheyenne's future. For more information call June Casey at 307-631-2999 or Gary Moore at 307-630-7464.



DRY CREEK BUSINESS PARK

Great opportunity to develop business park. Over 8 acres on College Drive with a preliminary plat ready for development. High profile with utilities either on or nearby. Super opportunity. Call June for further details!



9 ROAD 102 - GRANITE CANYON

Amazing property, nestled in pines and rocks with fabulous views. Private reservoir for fishing with adjudicated water right. 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. Beautiful meadow yields good crop of hay. Geodesic Grow Dome. On Wyoming/Colorado border close to Ft. Collins, Cheyenne, and Laramie. 24 acres. \$579,000



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6106 YELLOWSTONE RD
1660 DELL RANGE BLVD





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1319 TWIN MOUNTAIN ROAD. Lease with option. 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. \$399,900 #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. \$399,900.00. #60782



marilyn@cheyennehomes.com

307-634-1188 24-HOUR NUMBER

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THOMASEE
ASSOCIATE BROKER, CRS

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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



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



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. \$149,900.00 #62636



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. 3 bedrooms, 3 baths. Finished basement with large family room & office. Delightful yard with brick fence & mature trees. Corner lot. 2 car garage. \$334,900.00 #61200





3314 DILLON AVENUE. Avenues Bungalow. Metal siding. Eat in kitchen with breakfast nook with bay window. Main floor laundry. 2 bedroom on main level. Finished basement with 3rd bedroom & bathroom. Mother-in-law quarters/ studio in backyard with 480 sq. ft. & a full bath. Garage plus carport. Covered patio. \$159,900.00 #63162



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. \$199,900



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 TRL. 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



ROAD 120. Great value. 38.9 acres located North of town off Road 120. Great building site, partially fence. Adjacent 40.30 for \$39,900.00 is also available. \$39,900 #63216



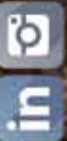
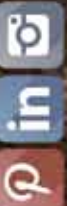
5120 TIMBERLINE Pride of Ownership! This lovely home has lots of upgrades! Remodeled kitchen, new laminated flooring in kitchen & living room. Fantastic main level family room with attractive arched brick area w/ Pellet stove, formal dining with a Pella patio door out to huge 2 tiered deck & wonderful backyard. Upper level has 2 bedrooms and

master bedroom has a walk-in closet. Lower level has 2 nice sized bedrooms & a full bath. 4th level is finished with a game room. Vinyl siding & 2 car garage. A must see. \$239,900 #63237

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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#1 PROPERTIES

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1660 DELL RANGE BLVD



Charles Street

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

\$219,000

630.7900 ASSOCIATE
BROKER

Lynda Strabmann

lynda@cheyennehomes.com



Justin Howell



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1006 E JEFFERSON RD



Attention Investors! Well maintained 12 Unit Apartment building Maintenance free synthetic Stucco and Brick Exterior. Eleven 2 bedrooms, and one 1 bedroom, coin-op laundry, turn key investment. Must see to appreciate!
\$695,000



2525 SAGEBRUSH AVE.



Spacious & Affordable! Two bedroom, 3 bath townhome, rich hardwood flooring, center island oak kitchen, add-on sunroom w/ skylight, large family room in finished walkout basement, new carpeting, fresh paint, 2 car Garage, move - in condition. Hurry on this one!
\$192,000



6242 MOUNTAINVIEW DR.



Generous & Sophisticated! Updated Executive 2-story, super high ceilings, attractive oak flooring & cabinetry, granite center island kitchen, formal dining, main floor laundry 3 gas fireplaces, whirlpool master bath, huge walk-in master closet, finished basement includes family room, with wet bar, exercise room, 5th bedroom & 4th bath. Trex entry deck, fenced & sprinklered back yard, hot tub, over sized 3 car attached garage, Call for a preview Today!
\$475,000



DAN GREGG
CONSTRUCTION

DANGREGGHOMES.COM



Energy Star Certified custom homes by Dan Gregg are currently being constructed at The Bluffs subdivision near Anderson Elementary. This upscale neighborhood features maintenance free homes and fully landscaped and fenced yards. Come by and see the superior quality and craftsmanship of these impressive and stylish homes.



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 PENDING!*

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

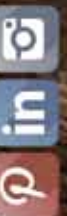
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6106 YELLOWSTONE RD
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90 BLAIR WALLIS



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.

OFFERED AT \$843,000



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#1 PROPERTIES

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Larry Sutherland

630-0528

larry@cheyennehomes.com

Kim Sutherland

630-1488



EXTRAORDINARY HORSE PROPERTY



970 NIELSEN RANCH ROAD. 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.

A PERFECT COUNTRY SETTING!



13180 E. FOUR MILE ROAD. 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. \$629,000

NEW CONSTRUCTION



6531 TROYER DRIVE. Fantastic new ranch style design! Open & light! Cool Great room with hardwood floors, spacious cabinet lined kitchen with a large island, 9' basement ceilings and a super large 3-car garage with 8' doors! Cool walk-out basement! Northern Views of the city lights & skyline. Maintenance free vinyl siding & brick, stainless appliances, bronze fixtures, and 12x12 redwood deck! Horses and an outbuilding allowed. March Completion. \$350,000.



Under Contract!

1717 ALEXANDER AVE #304. Beautiful SE corner unit, professionally cleaned from top to bottom! Abundant storage, dedicated single car garage stall, and terrific covered patio. Gorgeous views! \$195,000.



LOT 13 CLIFFS ROAD. 49.45 acres with 60 X 168 barn with 5 stalls, heated water, fenced and cross fenced. Great access just 8.5 miles east on Campstool Road and right on Cliffs Road. No covenants. \$200,000.



Larry Sutherland

630-0528

larry@cheyennehomes.com

Kim Sutherland

630-1488

kim@cheyennehomes.com



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#1 PROPERTIES

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Garth Buresh, owner of GB Builders, builds only with the highest level of integrity, bringing a refreshing outlook to the building process. GB Builders' consistent focus is this: What is the best home we can build for our clients? With an emphasis on quality and craftsmanship above all else, Garth prides himself on building a better home at a better price. It's evident the moment you walk into a GB Builders home: you've walked into something special.

Currently building in the Saddle Ridge, North Star Ranch, Sundance Ridge, Rocking Star Ranch, HR Ranch, The Preserve at Humphrey Farms, and Blue Ribbon subdivisions, GB Builders is excited to begin building in Thomas Heights, Cheyenne's newest neighborhood, located on Thomas Road between Ridge Road and College Drive.

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NOW BUILDING!

1107 Skyline Drive

three bedrooms, three baths
three-car garage
incredible custom finishes
Sundance Ridge LLC
offered at \$594,900

3400 Harvey Street

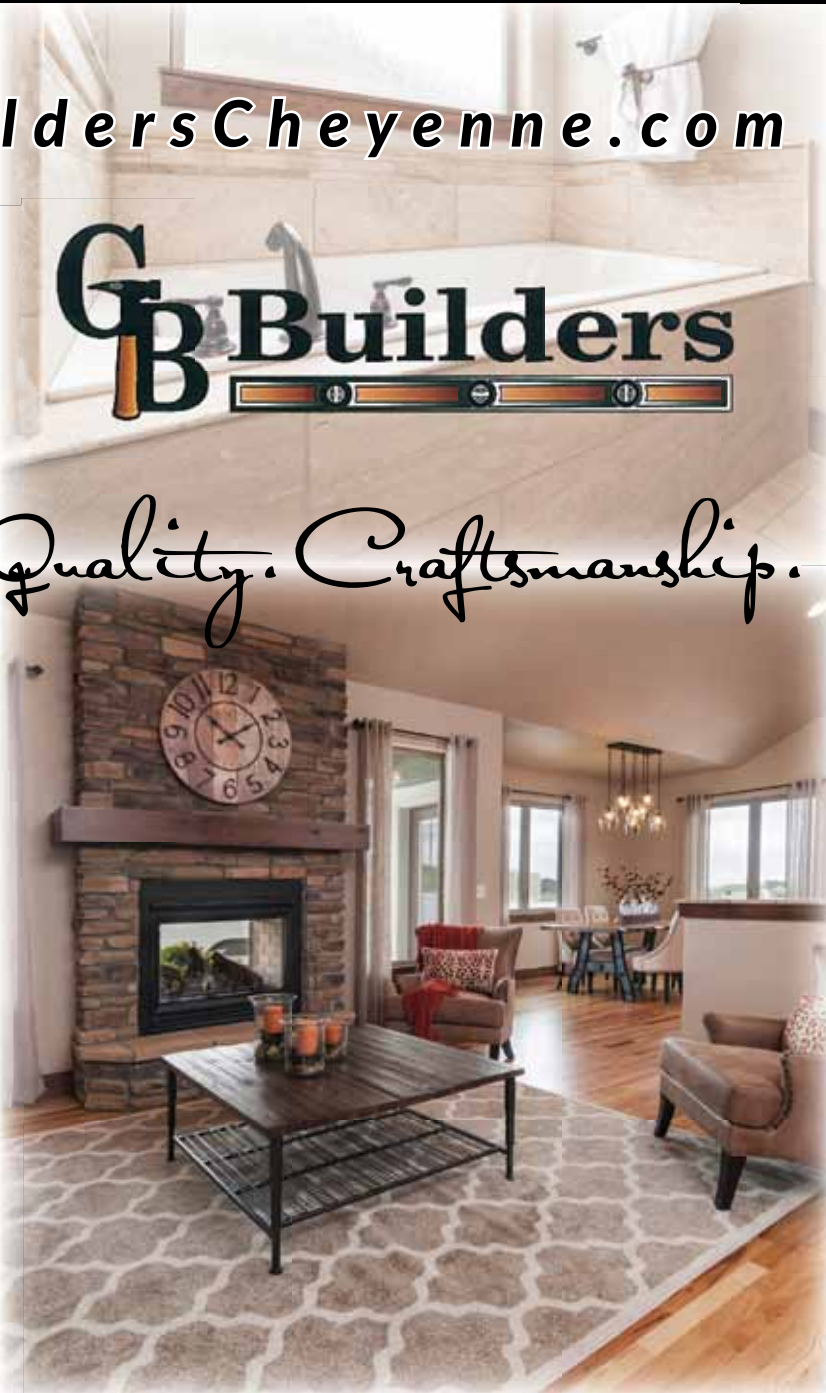
four bedrooms, three baths
three-car garage
open floor-plan
Thomas Heights
offered at \$399,900

3625 Blue Sage Road

three bedrooms, two baths
three-car garage
awesome covered patio
Saddle Ridge
offered at \$359,900



Quality. Craftsmanship.



Denise
MOODY

307.630.9333 denise@cheyennehomes.com



another gorgeous family heirloom by



Larry Sutherland
larry@cheyennehomes.com
307.630.0528



3558
Palen Road

offered at \$429,900

Exterior

- Malarkey Legacy shingles, saves on insurance cost
- Covered back patio
- Hardboard siding with shakes
- Accent stone on house front
- Gas line for outside grill
- 1250 gallon septic tank
- Water tap for sprinkler system
- Garage walls and attic insulated
- Upgraded Big Stretch caulk and upgraded exterior pain for long life
- Upgraded casement windows with transoms
- 10' coffered ceiling with rope light, stomped texture and accent paint

Interior

- 10' ceilings throughout

PAINT

- 2nd coat primer and upgraded paint for better durability
- Upgraded white-painted ceilings and closets, easier and money-saving to repaint walls

KITCHEN

- 10' Ceilings
- 30" Gas Stove, French Door Refrigerator, Dishwasher, and Microwave
- Granite Countertops with Artful Tile Backsplash
- 42" Custom Built Knotty Alder Cabinets by Sharp Cabinet Company
- Under Cabinet Lights, Can Lights, & Pendant Lights
- Huge Walk-in Pantry and Upgraded Wide Plank Hardwood Floors
- Oil-rubbed Bronze Fixtures Throughout

GREAT ROOM

- 10' Coffered Ceiling with Lights and Upgraded Wide Plank Hardwood Floors
- Beautiful Gas-log Fireplace with fan, Floor to Ceiling Stone, Granite Hearth
- Can Lights and Ceiling Fan

MASTER BEDROOM

- 10' with tray ceiling, ceiling fan, can lights and walk-in closet
- Upgraded carpet and padding for longer life wear

BEDROOMS 2 & 3

- Ceiling fans and well-planned closets
- Loft and vaulted
- Upgraded carpet and padding for longer life wear

MASTER BATH

- Tons of Artful Ceramic Tile
- Granite Counter with Oil-rubbed Bronze Fixtures
- Vessel Sinks
- Jetted Tub

HALL BATH

- Cast iron tub, artful tile, granite countertop, oil-rubbed bronze fixtures

ENTRYWAY

- Awesome Barrel Ceiling
- Front Door with Side Lights and Transom all in Leaded Glass

GREEN FEATURES

- Energy Star Appliances Including Gas Stove & French Door Refrigerator, Microwave, Dishwasher, & Garbage Disposal
- Tankless Water Heater
- Programmable Thermostat
- Energy Star High Efficient 96% Furnace and A/C
- Low Energy Star Casement Windows
- Two Storm Doors
- 4 Ceiling Fans
- R-25 Foam and Bat Wall Insulation in 6" Walls
- R-49 Insulation in Attic.
- Sheetrocked, insulated, trimmed and painted garage with 16' and 10' insulated garage doors with openers

PHOTOS ARE FROM A PREVIOUS SIMILAR BUILD

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J. Fred Volk

307.421.0347
jfredvolk@cheyennehomes.com



Wendy Volk

307.630.5263
wendyvolk@cheyennehomes.com



John Volk

307.771.8359
john.volk@wmb.com

SADDLE RIDGE



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All builders welcome!

Don't miss your opportunity to build your dream home in one of Cheyenne's most popular subdivisions!

A variety of lot configurations available to suit everyone's needs.

Located between Highway 30 and Pershing along Whitney Road, with great access to schools and shopping.

Prices start at \$63,000



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J. Fred Volk

307.421.0347

jfredvolk@cheyennehomes.com



Wendy Volk

307.630.5263

wendyvolk@cheyennehomes.com



John Volk

307.771.8359

john.volk@wmb.com

6705 FOXGLOVE DRIVE



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



8610 TRUCKER TRAIL



FOR SALE OR LEASE

Brand new commercial/warehouse facility in Campstool Business Park, minutes east of downtown Cheyenne. Located at I-80/ Campstool interchange by Lowes Distribution Center. 10,000+ sf building on 2+ acres zoned HI. Adjacent land available for expansion. City utilities - water, sewer, electric, gas in place - access to high speed data. \$1,300,000 OR \$13/sf

www.62512.WendyVolk.com



8810 TRUCKER TRAIL



FOR SALE OR LEASE

Brand new commercial/warehouse facility in Campstool Business Park, minutes east of downtown Cheyenne. Located at I-80/ Campstool interchange by Lowes Distribution Center. 10,000+ sf building on 2+ acres zoned HI. Adjacent land available for expansion. City utilities - water, sewer, electric, gas in place - access to high speed data. Two 16' and two 14' overhead doors. \$1,350,000 OR \$13/sf

www.60760.WendyVolk.com



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#1 PROPERTIES

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1660 DELL RANGE BLVD



7311 HUNTZ DRIVE

New Price!



Grace and style come together with this breathtaking home in The Pointe. Four bedrooms, four baths, finished basement and wet bar. Gourmet kitchen, spacious great room, dining room, luxurious master. Built-in surround, central air, gleaming hardwoods. Private patio, fully landscaped. \$489,900 www.62501.WendyVolk.com



2819 THOMES AVENUE

New Price!



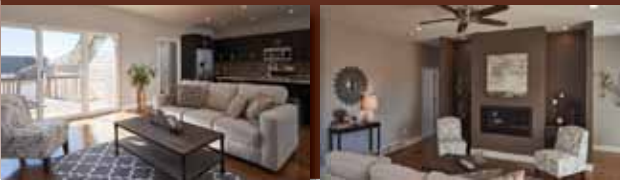
Exquisite turn-of-the-century two-story! Five bedrooms, three baths, two-car garage, breathtaking woodwork, updated kitchen with modern touches, formal living and dining rooms, lush landscaping with water feature. \$399,900 www.62368.WendyVolk.com



6513 HITCHING POST LANE



Come experience an exquisite new ranch-style home in popular Saddle Ridge. Three bedrooms, three baths, two gas fireplaces, and two-car attached garage with convenient alley access. Two covered patios perfect for relaxing. Open floor plan for easy living; basement family room finished for additional entertaining! \$347,400 www.63026.WendyVolk.com



3766 RIATA RANCH LOOP



photo of similar home

Brand new home under construction by Leaning Tree Homes in Riata Ranch off Campstool Road. Spacious ranch-style floor plan featuring three bedrooms, two baths, and two-car attached garage. This tranquil property on 5.18 acres is minutes from town, schools, shopping, restaurants, and recreation. Light, neutral decor throughout. Wyoming living at its finest! Close-in rural location just off US Interstate 80 and Campstool Road Exit. Head east on Campstool Road seven miles, turn left on Arena Road, take second left on Riata Loop. \$305,000 www.63200.WendyVolk.com



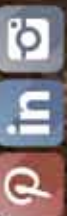
WYOMING LIVING AT ITS FINEST! Close-in rural location just off US Interstate 80 and Campstool Road. Spacious homesites with enchanting panoramic views. Rolling hills lend character and shelter to each site. Convenient proximity to nearby private riding arena. Easy-to-find directions: US Interstate 80 east to Campstool Road Exit. Turn right on Campstool Road and drive 8 miles east; turn left on Arena Road. Drive 0.8 miles past the large indoor Riata Ranch Arena. Take left on Riata Ranch Loop. www.62378.WendyVolk.com



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1660 DELL RANGE BLVD





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908 LAREDO COURT



\$425,000

5BR | 4BA | 2-car garage

www.62347.mistiewoods.com



3617 CAMPFIRE TRAIL



\$369,900

3BR | 2BA | 3-car garage

www.60551.mistiewoods.com



4009 ANTELOPE MEADOWS



\$369,000

3BR | 2BA | 2-car garage

www.60597.mistiewoods.com



3620 BLUE SAGE



\$339,000

3BR | 2BA | 3-car garage

www.62173.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

5838 INDIGO DRIVE



Under Contract!

\$249,900

2BR | 2BA | 2-car garage

www.63013.mistiewoods.com

1021 MELODY LANE



Under Contract!

\$179,900

3BR | 2BA | 2-car garage

www.62901.mistiewoods.com

3061 REED AVENUE



\$630,000

5-8 Plex

www.63210.mistiewoods.com

TBD APRICOT STREET



\$237,800

3BR | 2BA | 3-car garage

www.63010.mistiewoods.com

TBD CAMPFIRE TRAIL



\$388,300

5BR | 3BA | 3-car garage

www.62862.mistiewoods.com

104 13TH STREET WHEATLAND



\$135,000

3BR | 2BA

www.63070.mistiewoods.com

1408 MEDLEY LOOP



Under Contract!

\$255,000

4BR | 4BA | 3-car garage

www.62788.mistiewoods.com



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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**

Wheatland



457 S. WHEATLAND HWY. Outstanding, home with 5 BR/5 BA, oversized 4 car garage. With 2 master suites, Gill windows, sun room, living room, den, large DR, FP, and the list goes on! A pond, fountain and a water fall...all of this on 4 acres with over 600 trees. Call for additional info. **\$475,000**

Cheyenne



New Price!
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. **\$219,750**

Chugwater



New Listing!
151 SWAN AVE. Cute 3 BR/1 BA log home! Over 1200 SF of living space with many handicap features and an open floor plan. Very private, on huge lot with 2-car attached garage. **\$140,000**

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



1452 CEDAR ST. Great Building in a great location for conferences, training center or to have your own business. There is over 5,000 sq ft and sits on 2 lots. Attached living quarters and a garage. Must see! **\$120,000**

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**



www.PhyllisSellsPlatteCounty.com

Phyllis Gapter

307-331-0589
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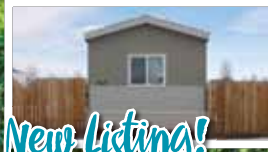




Under Contract!

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. \$158,000



New Listing!

412 Little Valley Trail -

Darling almost new Fleetwood manufactured home. Private master suite, privacy fenced yard with deck, dog run and storage shed. Off-street parking. \$47,000



Cindy Langmo
CRS, GRI, e-PRO

307-630-3063

CINDY@CHEYENNEHOMES.COM

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

Under Contract!



Matt MUNFORD

307-640-3756
matt@cheyennehomes.com

TR26 ROCKAWAY RANCH

Great Mountain Property, perfect place to build dream home. Private gated community.

Abundant wildlife, incredible views. \$129,000



Rachel RENFRO

307-640-3754
rachel@cheyennehomes.com

TR2 HORSE CREEK RD



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

Lucky March Featured Listings!



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!



Tr 27 Autumnset Drive \$375,000

High quality 120' x 96' Morton steel arena, self contained including 5 stalls, automatic heated water, hay storage, office, bathroom, and lots of room for tractors, RVs or cars with the 3 large insulated garage doors!



New Listing!

2815 Deming Blvd

\$165,000

"Charmed, I'm Sure!" Full brick, 3 BR, 2 BA, nice huge fenced yard, covered deck, air conditioned, new paint, car port, all waiting for you!



Desiree Hannabach

307-287-1175

desiree@cheyennehomes.com

www.cheyennehomes.com
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6718 Legend Lane



This beautiful Pointe townhome has it all! The plan is open and inviting, with a vaulted ceiling, fireplace and a charming sunroom. The kitchen features an island and a large pantry. The master suite is the picture of luxury with a corner tub, separate shower, walk-in closet and marble finishes. The basement offers so much living space, 2 bedrooms, a bath, and a cool living area that is perfect for movies, a game table and separate reading nook. Marvin windows, tall trim, humidifier, Central A/C, the list goes on!
Offered at \$341,000

7611 Danni Marie Circle



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

7303 Hazler Ct



Lovely open ranch style with gorgeous master suite, perfect basement with wet bar, theater area and more! Amazing covered patio, fenced yard & outbuilding.
Offered at \$386,500

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.
Offered at \$106,000



www.HomesByGuardian.com

5227 Boulder Ct

"EVERGREEN"

SINGLE FAMILY HOME

3 BR/2 BA, unfinished basement.

Offered at \$319,900



610 Peach Street

"BIRCH"

SINGLE FAMILY HOME

3 BR/2 BA, unfinished basement.

Offered at \$244,900



1245 Alyssa Way

"JADE"

TWIN HOME

3 BR/2 BA, unfinished basement.

Offered at \$310,400



Call me today - we're now reserving lots in

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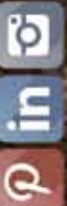
Paige Lain



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Garry Chadwick

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I will be happy to run a free comparative market analysis which will give you a professional estimate of your home's range of value. If you wish to sell your home, I will create a comprehensive marketing program that's right on the mark!



SOLD!

BUT WE HAVE MORE!

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



Matt MUNFORD

307-640-3756
matt@cheyennehomes.com



Rachel RENFRO

307-640-3754
rachel@cheyennehomes.com



But More to Come!

5019 E. Villa Circle



\$197,500 New Listing!

Charming townhome in a convenient north location, close to everything! Larger floor plan, brand new stainless appliances, fresh paint, 1 BR+ loft on upper floor, finished bsmt w/ FR & private bedroom.

6909 Pointe Pinnacle



\$375,000

Comfortable elegance, sensational style! This custom townhome boasts walkout bsmt overlooking fountain, pond & walking paths. Huge finished garage. Stunning!



5514 Liz Ranch Road - JL Ranch



\$241,900

Amazing new Larkspur Floorplan! Ranch style home with open floorplan, master bathroom, walk in closet & so much more! Front landscaping w/ sprinkler system.



3119 Pioneer Ave



\$219,900

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 sys.



Tammy Grant

(307) 286-0550

tammy@cheyennehomes.com

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415 W. Brd Avenue



Incredibly spacious Brick Avenues home w/ classic Palladian windows has been carefully & beautifully extended to add incredible family room & dining room, with Period siding on the addition. Totally remodeled master w/a new deck overlooking the beautiful courtyard. Kitchen is original w/ wonderful period curved cabinets. A beautiful flagstone courtyard has been added, newly remodeled baths, new furnace & A/C. maintaining the integrity of the home.
Offered at \$494,900



Dower Road, Wheatland.
This 20 acre parcel suitable for twin homes, or multi family, business or a combination Beautiful green area with trees (approx 8 acres). *Offered at \$300,000*



Tr. 70 Monarch. This gently sloping lot will accommodate a walk-out basement, from which you will enjoy mountain views.
Offered at \$150,000



Vicki Million Hughes

Associate Broker, CRS, GRI, CHMS

vicki@oneinamillion.us | www.oneinamillion.us

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Vicki Graham

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HOMES BY GUARDIAN

1326 MARIE LANE



Progress as of Feb 14, 2016

Almost Ready! With spectacular views of the city, The Moscato is a 2-story home with wrap around front porch & 3-car garage on a walk out lot. 4 bedrooms upstairs including a spacious master suite. Spare bath has double sinks! Huge dining area opens into a living space with gas fireplace. Hardwood floors, granite countertops, and stainless appliances in the kitchen. Front landscaping included too! **\$424,900**

1420 MARIE LANE



Progress as of Feb 14, 2016

The Bordeaux plan on a Garden level lot, 3 bedroom, 2 baths, 3 car garage with great views of the sunsets. Granite in kitchen with Stainless Appliances, gas fireplace, hardwood floors and ceramic tile included in this popular plan. Knotty Alder spice cabinets. 12x12 Deck and Front landscaping included. Late March 2016 completion. \$5000 builder incentive towards upgraded or closing costs. **\$381,500**

\$5,000 BUILDER INCENTIVE TOWARDS UPGRADES & CLOSING COSTS

1343 JACK LANE



Progress as of Feb 18, 2016

Great new plan at The Pointe! Let the HOA do all the work for you in our new Estates area. Beautiful sunrises out your back patio. Open concept with 3 bed, 2 bath and 3 car garage. Granite in kitchen, hardwood throughout living room, kitchen, dining and office space. Ceramic tile in entryways and baths. Dark Espresso Cabinets with Satin nickel accents. Landscaping included. Late Feb 2016 completion. **\$382,000**

1363 JACK LANE



The Biltmore, a fantastic new plan in The Estates at The Pointe. HOA fee of \$150/mo includes lawn care and snow removal, so you can live your life without worrying about the elements. Featured in the 2015 Parade of Homes, this home boasts 4 bedrooms, 3 baths, and a 3-car garage, tucked around the side of the house. It also includes a den and fully finished basement with a wet bar and lots of storage! **\$449,900**

Stop by our model home at 1247 Jessi Drive! Open Daily 11am-5pm



Robin FOREMAN
307.630.0170
robin@cheyennehomes.com

307.634.7900
www.HomesByGuardian.com

Jennifer NELSON
307.421.4955
jennifer@cheyennehomes.com



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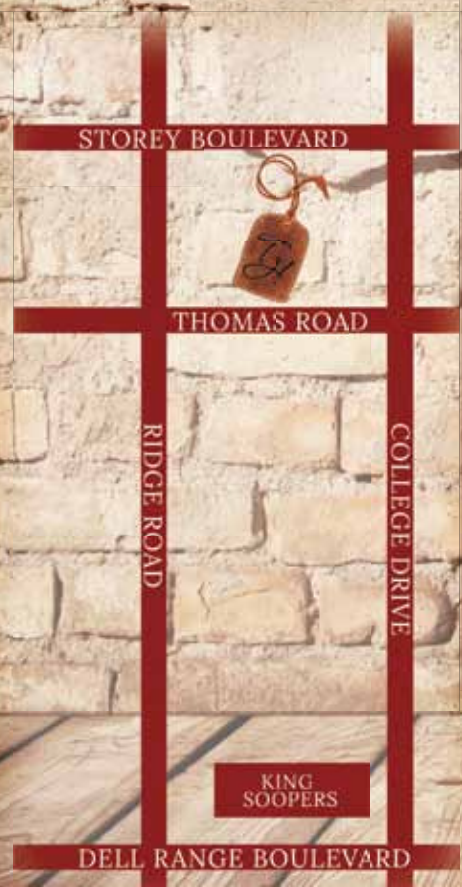




INTRODUCING

THOMAS HEIGHTS

a brand new north neighborhood overlooking the city of Cheyenne



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

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All home sites feature CenturyLink advanced fiber internet

Lot reservations for the first phase are now available

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valid for lot purchases only
* WITH APPROVED CREDIT



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The perfect Wyoming skyline

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Beautiful Homesites starting at \$49,000

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★ 71 LOTS SOLD ★

★ Currently 5 HOMES UNDER CONSTRUCTION ★

★ 6 LOTS UNDER CONTRACT ★

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5060 Horizon Loop *New Listing!*

Offered at \$387,900



Amazing Home! Amazing Outbuilding! They sit on nearly 5 acres and close to town. There are an array of wonderful features and updates inside as well as outside such as the 40x60 outbuilding that must be seen on the inside to appreciate everything it has to offer; the kitchen has been beautifully updated with granite counters and tile backsplash, under cabinet lighting and stainless steel appliances, updated hardwood floors, designer colors throughout, main floor laundry, living room with pellet stove, the ensuite master includes a wonderful walk-in closet, balcony and a tastefully designed and spa like bathroom, the finished basement has great ambiance with a gas fireplace, wet bar and there is a second laundry room. Come explore this captivating and intriguing property that is sure to please.



7900 Sorrento Lane

Sunset Homes' popular Eastwood floor plan offers 3 BR, 2 BA, 4-car garage on a desirable lot. Vibrant finishes include Alder cabinetry, granite counters, stainless steel appliances, huge walk-in pantry, beautiful wood floors, custom tile, large 500 SF +/- basement family room and so much more...

Offered at \$379,900



Scott and Lisa FOSTER



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

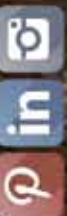
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Larry Sutherland

630-0528

larry@cheyennehomes.com

Kim Sutherland

630-1488

kim@cheyennehomes.com



S⁶⁸⁶⁰ Squash Blossom



fabulous... Quintessential Mustang Ridge! Great design, top quality, amazing space! 6 bedrooms, 5 baths. Separated garage space for 4 cars!! Inviting living areas, abundant closet space, 13x11 office, 2nd fully equipped kitchen in the beautifully finished basement. Room for a home gym. Extraordinary landscaping. Offered at \$699,000

[click here to see virtual tour!](#)



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Larry Sutherland

Kim Sutherland

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630-1488

larry@cheyennehomes.com kim@cheyennehomes.com



1570 Scenic Ridge



Exceptional Frauendienst Home Quality! Energy Star Rated home with fantastic style and curb appeal. Amazing space with vaulted ceiling and a gorgeous natural gas fireplace, Fabulous Schroll kitchen, solid granite countertops, hardwood and tile flooring, a cool balcony overlooking the living room. An unfinished basement with 9 foot ceilings! HUGE 3 car garage and the BEST views! Natural gas plus 663.38+ acres open space of Rocking Star Ranch to enjoy! Fully complete and staged - shows beautifully! Offered at \$449,900



Easy access! A short 9 miles West on Horse Creek Road, Right on Star Bright, Right on Fire Rock Drive, Right on Scenic Ridge.

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6511 Monarch Drive



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! \$965,000



5502 La Vista Court



Wow! This beautiful tri-level has it all, the updating already done! This home has brand-new tile in all bathrooms. New windows throughout & Central A/C. New gutters, brand new concrete driveway, RV pad on just over a quarter acre. Large wood deck in backyard with mature trees, dog run, shed, & Sprinkler system front/back yard! 4 BR/3 BA and 2 car garage. \$275,000

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ready now! ENERGY STAR

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 and large covered back patio to enjoy those summer nights! \$339,393



ready now! ENERGY STAR

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 and large covered back patio to enjoy those summer nights! \$339,000



Leah Woods

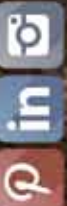
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Amazing home in coveted Murray Hills Estates. Fall in love with this light, bright and beautiful 6 BR/3 BA, 3-car garage home. On 2.52 acres, horses allowed.

9804 Fox Ridge

\$429,900



6774 Line Court \$320,000

Better than new! 3 BR/2 BA, 2 car attached garage, living room with vaulted ceiling and spacious kitchen with eat-in kitchen & formal dining area. Fantastic home!



501 E. 18th Street \$275,000

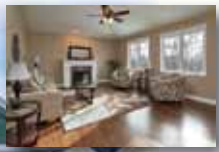
Beautiful hardwood floors, formal dining opens into the living room for the great room effect, new furnace & front deck porch, loft area above master bedroom.



Oversized bi-level with large game room or sun room addition, open floor plan with large rooms and lots of remodeling. Huge country kitchen & dining, and 2 outbuildings.

3020 Iron Mountain Road

\$379,000



Beautiful home by Premier Builders! Open & refined, with upgrades such as granite countertops, hardwood floors, soft-close cabinets, central AC, front lawn & sprinkler system.

5929 Ottawa Drive

\$324,500



1714 Taft Avenue \$255,000

Exciting new 2-story upscale townhome with white and gray color scheme. Granite counters, stainless appliances, pantry cabinet. 3BR/2 BA, 2-car garage, no association fees.



4708 Spur Drive \$229,000

Wonderful 5 BR/3 BA home with an open, friendly living room and a well-planned kitchen with eat-in dining. AC, main floor master & laundry, and comfortable yard & deck.



531 Cornell Lane \$229,000

A great value in a wonderful north location. New floor coverings, interior & exterior freshly painted and electrical, plumbing, heating & roof inspections completed with repairs in progress.



2515 House Avenue \$225,000

Lovely 3 BR/2 BA Lakeview Historical District home. Warm woodwork, original lead windows, and unique floorplan. On a quiet, well-established street under shady trees.



5412 Rangeview Drive \$215,000

Cute home in a great neighborhood! Some new carpet, a friendly layout and plenty of space! 4 BR, a bath on each level, and large open family rooms. Close to schools!



5002 Moran Avenue \$199,900

Large home on corner lot, North location with 2 car detached garage. 3 BR 2 BA, eat in kitchen plus separate dining. Egress windows in basement, large family room.



208 W 3rd Avenue \$165,000

Tremendous Avenues Opportunity! Classic Avenues brick home in incredible location. Property is distressed but has so much potential! Sold "As Is."



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TOTAL SALES CLOSED BY DOLLAR VOLUME January 1 - December 31, 2015

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