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Volume 41 | Number 3

MARCH 2023

REAL ESTATE GUIDE

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Premier Real Estate Guide!



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Preview

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Volume 41 | Number 3
MARCH 2023

REAL ESTATE GUIDE

ON THE COVER...



COLDWELL BANKER
THE PROPERTY
EXCHANGE

See page 12, 14-16



307 Realty Professionals	22	FirsTier Bank	2
3Bidz Windows & Patio Doors	5	Grandview Window & Door	25
Advanced Comfort Solutions.....	6	Jonah Bank of Wyoming	21
American National Insurance, Maggard Agency	6	Kaiser Flooring	21
American National Insurance, Mossey Agency.....	20	Kuzma Success Realty.....	17
American Pacific Mortgage	7	Meridian Trust Federal Credit Union	23
Banner Capital Bank	4	#1 Properties	27-48
Central Bank & Trust	24	Peak Properties, LLC	3
Century 21, Bell Real Estate	8-9	Pinnacle Bank	22
Clark & Associates Land Brokers, LLC.....	19	Platte Valley Bank	20
Coldwell Banker - The Property Exchange	10-16	Riverstone Bank.....	18
Crown Realty & Property Management, Inc.....	18	Wallick & Volk	24
		Western Vista Federal Credit Union	16
		Wyoming Bank & Trust.....	26

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Price Reduced



515 Malibu Ct. • \$334,800
Turn-key home in North Cheyenne! Gorgeous, updated kitchen, bathrooms and flooring! New carpet, light fixtures, doors, paint, you name it! This charming ranch-style home offers 3 bedrooms on the main, plus 2 down with a warm and cozy family room, another bath and abundant storage in the basement. Spacious covered back patio with additional closed off storage on the side and huge fenced backyard with alley access.

Asha Bean • 286-0269 #88377

New Listing



1207 Marie Ln. • \$710,000
Beautiful 2 story home in the Pointe has all the bells and whistles. This model is one of the largest floor plans built in the Pointe. Kitchen is amazing, granite, center island, coffee bar area with 42-inch upper cabinets and walk in pantry. 4 bedrooms upstairs with laundry. Working from home? Large office on the main floor. Basement is finished with a great room, 4th bathroom, bedroom and a large dry bar for entertaining. Huge backyard with a large patio, also a covered front porch. Oversized heated 3-car garage.

Dana Diekroeger • 421-7593 #88881



Linda Weppner
Broker/Owner
630-0955


New Listing



**TBD Road 143
\$450,000**
Bring your animals, build your dream home! 160 acres to own or subdivide. Enjoy the rolling terrain, the views and wildlife.

Gary Gonzalez • 640-0855 #87935

Price Reduced



**4735 Blazing Star Rd.
\$710,000**
Beautiful home in a desirable area with gorgeous views, what more could you ask for? Maybe 4 bedrooms, 4 baths, 5 acres and a huge deck to spend those warm summer evenings on! It has everything you want and more!


Judy Edgar • 631-1126 #88583

Under Contract



2113 S. Third Ave. • \$299,900
Great Orchard Valley home on almost 1/2 acre. Downstairs has separate entrance so you could let a renter pay some of your mortgage. Two garages, one is a 2-car garage, the other is a 1-car garage, both are detached. There is mature tree landscaping. Don't let this one slip by!

Asha Bean • 286-0269 #88347



Tracy Wilson
General Manager
632-2355



Gary Gonzalez
Broker
640-0855

Price Reduced



1223 Richardson Ct. • \$368,000
New new new! It doesn't get any better than this completely remodeled brick ranch-style home! Stunning hardwood floors, high ceilings, large gathering areas, oversized windows, gorgeous finishes throughout and granite countertops! Separate dining area features a captivating built-in colonnade with open columns and sits on a corner lot with room to build a 30x40 outbuilding if desired!

Asha Bean • 286-0269 #88499

Price Reduced



1220 W. 31st St. • \$269,900
Charming bungalow near parks, schools, F.E. Warren AFB and downtown amenities. The home has been well maintained and recently updated with new windows, new interior paint, all new flooring, updated kitchen, updated bath and electrical. Perfect starter home? Maybe looking to downsize? Or great Airbnb potential? Property is owned by a Wyoming Licensed Real Estate Agent.

Tammy Tschacher • 631-2885 #88732

Under Contract



1818 Cheshire Dr. • \$404,900
Great Eastridge home. Close to shopping, greenway and schools. Home has some great features, updated kitchen and hardwood floors! All bedrooms are very spacious and all on one level. Central A/C for those summer nights or snuggle up to a warm fireplace on the cold winter days. Very spacious yard with new sod and new sprinkler system. Ring system to stay with the home. Call today for your personal showing!


Tammy Tschacher • 631-2885 #88645



Dana Diekroeger
Sales Associate
421-7593



Judy Edgar
Broker Associate
631-1126



Brittney Kotunok
Sales Associate
262-9647



Mike Hutton
Sales Associate
630-2735

Under Contract



5429 Liz Ranch Rd. • \$339,000
Welcome to 5429 Liz Ranch Rd.! This cozy 2,516 sf. home is perfectly situated in a peaceful neighborhood and close to a park. Enjoy main level living with 3 bedrooms all featuring walk in closets. The open concept living gives you plenty of room to entertain family and friends. When you need more space, the unfinished basement offers endless possibilities! Come experience all that this great home has to offer. Don't delay contact me today to schedule your viewing!

Brittney Kotunok • 262-9647 #88709

New Listing



1415 Southwest Dr. • \$365,000
Completely remodeled from top to bottom, all new electrical, appliances, furnace and water heater. Well pump new in 2014. Beautiful white and grey finishes, new carpet with upgraded pad. Sits on 3/4 an acre, easy access to I-25 and close to the Colorado border. No covenants.


Dana Diekroeger • 421-7593 #88649

New Listing




1777 E. Mule Trl. • \$559,000
Builder is offering a \$10,000 credit to buyers. Completed and ready to close. Brand new home built by Double T Construction. High end quality finishes with granite counter tops, granite back splash, solid oak flooring in living, dining and kitchen. Tile floors in bathrooms and laundry room, bedrooms have carpet. Master bedroom has a 5-piece master bath with soaker tub. Knotty alder wood doors, Gill windows. Unfinished basement, plumbed for 3rd bath. Pictures are of a similar home, finishes may vary.

Dana Diekroeger • 421-7593 #88504



Asha Bean
Sales Associate
286-0269



Trenille Young
Sales Associate
262-9617

New Listing



Tract 5 Old Faithful Way
\$165,000

From the moment you turn west into Yellowstone Estates you'll instantly experience the tranquility this quiet subdivision has to offer. If you're looking to build your dream home somewhere with panoramic views of the Rocky Mountains to the south, Pole Mountain to the west, with sunrises and sunsets that stretch across the horizon, this is the land for you.

Asha Bean • 286-0269 #87809

Commercial Lease



4620 Grandview #201

This space is located in the Avanti Piazza in the heart of the Dell Range corridor. Previously leased as a medical facility, this space is highly suitable for medical offices such as chiropractic, testing centers, or a myriad of other medically related uses. There are multiple rooms for examination purposes complete with a bathroom in each. While the former use was perfect, this multi-use space would adapt well to an office environment as well. Reception area, break rooms and storage. For lease. \$10/sf start rate.

Linda Weppner • 630-0955 #81761

Under Contract




3529 Dunn Ave. • \$280,000

Pride in home ownership is evident when you pull up to this home. The beautiful tree in the front yard provides shade in the summer and the most gorgeous display of fall colors. A large, fenced back yard with an oversized 1-car garage perfect for vehicles or your workspace. Did we mention that the original hardwood floors have been completely redone, new paint throughout, updated kitchen and is a 3 bedroom, 1 bath with a large family room in the basement. This cute and cozy home is waiting to be yours today!

Tracy Wilson • 630-8686 #88822




Tammy Tschacher
Sales Associate
631-2885



Taryn Nemec
Sales Associate
214-6840

New Listing



Tract 1 Four Mile Rd.
\$224,900

Close-in rural site for your new home. Four more tracts available in this filing. Hurry, they won't last!

Mike Hutton • 630-2735 #87085

Under Contract



415 E. 10th St. • \$210,000

A spacious 1-bedroom bungalow surrounded by mature trees makes this a great opportunity for a new home for you or a rental for your investment portfolio. In the back there is a 2-car oversized garage with alley access and fenced all the way around the home. This home has a lot of charm and is just waiting for the right person to move in! This home is being sold "As Is, Where Is" condition. Realtor is related to seller. Updated plumbing and electrical.


Shannon Moyte • 365-7866 #87540




Tract 8, Stagecoach Hills
\$107,500

Fully fenced 39.98 acre parcel in Stagecoach Hills with very light covenants. Improved road within 1/4 mile of property. Electricity within 1/4 mile of property as well.


Mike Hutton • 630-2735 #86542




Shannon Moyte
Sales Associate
365-7866



Adel Gallardo
Sales Associate
286-7391



Megan Best
Sales Associate
719-465-4724



James Lozier
Sales Associate
602-614-2078

Under Contract



1639 Swing Dr. • \$347,850

A very nice home with an open floor plan, vaulted ceilings, fresh paint and hardwood floors. Its near a greenway and schools. The primary suite has a 5 piece bathroom, including jetted tub. Kitchen includes all appliances, with separate dining room. Attached 2-car garage and triple-wide driveway with a RV gate. There is fully plumbed and wired hot tub in the backyard. The basement is 40% finished, so you can make it your own. Solar panels were recently professionally installed.

Jim Lozier • 602-614-2078 #88765

New Listing



1033 Prairie View Rd. • \$559,000

Builder offering a \$10,000 credit to buyers!! Brand new home built by Double T Construction. High end quality finishes with granite countertops, granite back splash, solid oak flooring in living, dining and kitchen. Tile floors in bathrooms and laundry room, bedrooms have carpet. Master bedroom has a 5-piece master bath with soaker tub. Knotty alder wood doors, Gill windows. Unfinished basement, plumbed for 3rd bath. Pictures are of a similar home, finishes may vary.

Dana Diekroeger • 421-7593 #88505

New Listing



1322 W. Pershing Blvd. • \$360,000

This one is an Avenues gem!! All brick home on the corner lot. Very open kitchen with a breakfast room area as well as formal dining, two spacious bedrooms and a bathroom on the main floor. Basement is finished with a family room, laundry room, half bath and another bedroom/craft room. New furnace, tankless hot water heater and newer windows. Hardwood floors under the carpet. One car attached, one car, detached with a shop! you will not want to miss this one, there is so much more.

Dana Diekroeger • 412-7593 #88769



Rob Higgins
Broker Associate
631-0448



Laurie Fletcher
Property Management
632-2355

New Listing



5201 Sagebrush Ave.
\$310,000

Property is being sold in "as-is" condition and subject to probate court approval. Nice brick home is ready for your updates! Just refinished wood floors, newer vinyl windows, new tub/shower in main bathroom. Nice 11x17 covered patio and extra wide garage.

Rob Higgins • 631-0448 #88458



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AGENT OF THE MONTH



MARY KNOX, REALTOR®

307.631.1922

Mary@propertyex.com



Scan the QR code to be taken to Mary's digital business card.

Mary is a passionate and seasoned agent with 8 years of experience. She's also a Cheyenne native and knows the community well!

Prior to launching her real estate career, she owned and operated a home daycare for 8 years. She's also the proud mother of 4 children, and is the wife and daughter of teachers here in LCSD#1. She currently serves as the Secretary of the PTO at Dildine Elementary, and previously served as the Secretary of the PTO at Meadowlark Elementary.

In her spare time, she volunteers with the COMEA fundraising committee and enjoys serving others and bettering her community.

She loves working with families and military members who are relocating to the Cheyenne area. She knows Cheyenne inside and out, and loves showing off her favorite parts of the area.

AGENT OF THE WEEK: 3/6



JULIE MALM, REALTOR®

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Malm.Julie@gmail.com

AGENT OF THE WEEK: 3/13



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PROPERTY

READY TO MOVE INTO

Don't miss this 'ready to move into' home. With 3 bedrooms, 1 bath and a 1-car garage, this home fits many needs from first time home owner to empty nester. With new paint inside and out, the pride of ownership shines through. You will enjoy the durable cork flooring. An eat-in kitchen has all the amenities - range/oven, refrigerator, microwave and dishwasher.

4500 Fontenelle Cir. • \$265,000

THE HAWTHORNE

Very affordable home with 3 bedrooms, 2 baths and a 3-car garage, this home provides for every buyer. The inviting open floor plan sports granite countertops, stainless appliances and luxury vinyl planking. From the front porch, you will look forward to western sunsets off the front porch on your very own 5 acres of western solitude.

1740 Rd. 136 • \$550,000

THE DOGWOOD

1,700 sq. ft. 3 bedroom, 2 bath, 3-car garage, on the eastern Wyoming plains. The house has granite countertops, stainless steel appliances, stylish tile and luxury vinyl planking. An open floor plan provides an inviting atmosphere. A luxury master suite pampers the owner. The vestibule to the garage is perfect for country living. Enjoy the room that the five acre lot provides.

1732 Rd. 136 • \$595,000

ON A 5 ACRE LOT

Enjoy this 1,700 sq. ft. 3 bedroom, 2 bath, 3-car garage on the solitude of the eastern Wyoming plains. The house is adorned with granite countertops, stainless steel appliances, stylish tile, and luxury vinyl planking. An open floor plan provides an inviting atmosphere. A luxury master suite pampers the owner. The vestibule to the garage and 4-stall barn is perfect for country living.

1746 Rd. 136 • \$615,000

THE BRUNDAGE

Don't miss this chance to live in the solitude of 5 acres on the eastern Wyoming plains. This 1,580 sq. ft. 3 bedroom, 2 bath, 3-car garage, has an inviting open floor plan highlighted by stainless steel appliances, granite countertops and luxury vinyl planking. A luxury master suite pampers the owner.

1734 Rd. 136 • \$575,000

BUILDING LOT

Enjoy country living at its best on the 5-acre tract. The secluded grassland is the perfect spot for your new home.

Tract 6 Rd. 136 • \$120,000

MUSTANG RIDGE LOT

Ready to go building lot in the prestigious Mustang Ridge subdivision. Mustang Ridge has city water with a rural setting. Located just north of Storey Blvd., the subdivision is convenient to all city amenities.

Lot 15 Buckskin Trl. • \$190,000

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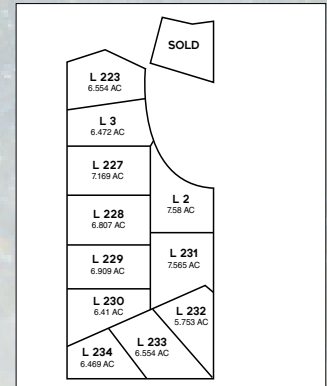
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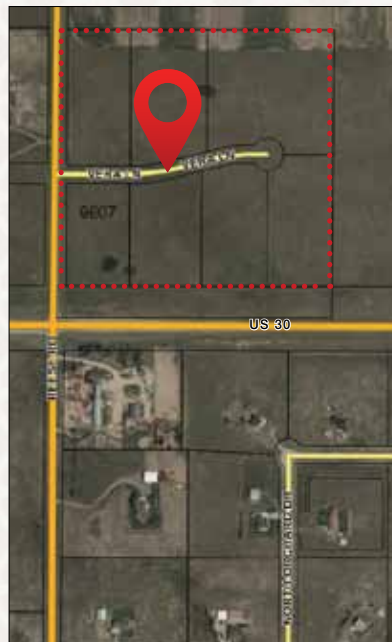
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3042 SNYDER AVE. \$319,000

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929 MELTON ST. \$392,999

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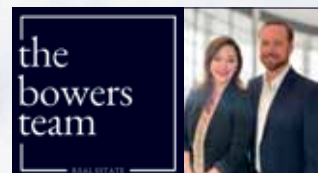


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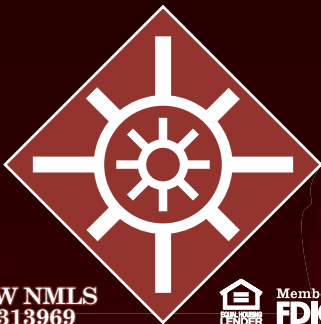
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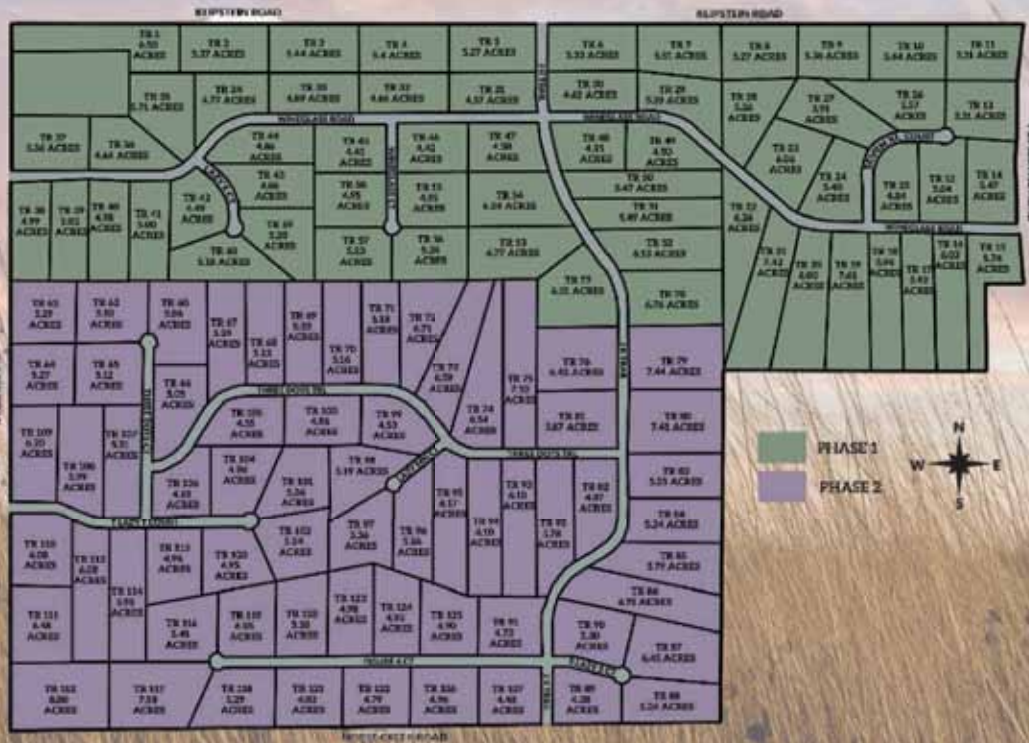


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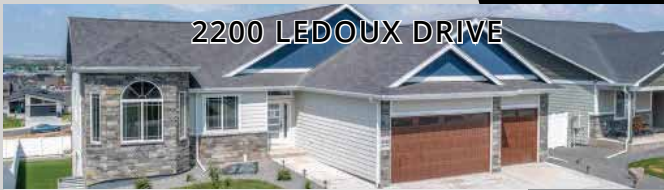
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3BR | 3BA | 3-car garage
87855.mistiewoods.com



2225 BLUE NORTHER LANE

offered at \$669,000
3BR | 2BA | 3-car garage
87856.mistiewoods.com



1675 ESPEN TRAIL

\$769,900
3BR | 2BA | 4-car garage
86362.mistiewoods.com



4039 FARTHING ROAD

\$599,977
3BR | 2BA | 3-car garage
86627.mistiewoods.com

TBD ENCLAVE LANE

\$590,000
1.45 ACRES | 10 BUILDABLE LOTS

2229 GOODNIGHT TRAIL

\$559,900
3BR | 2BA | 2-car garage
85899.mistiewoods.com

2233 GOODNIGHT TRAIL

\$535,000
3BR | 3BA | 2-car garage
85900.mistiewoods.com

5809 E13TH STREET

\$410,000
5BR | 3BA | 2-car garage
88060.mistiewoods.com

3523 AMHERST ROAD

\$330,000
3BR | 2BA | 2-car garage
87867.mistiewoods.com

LOTS 2-5 FUSSELMAN AVE

\$185,000
4 CITY LOTS - NO COVENANTS!
84427.mistiewoods.com

TRACT 81 FIRE ROCK DRIVE

\$150,000
4.67 ACRES | AMAZING VIEWS
86088.mistiewoods.com

1314 W 18TH STREET #5

\$62,000
2BR | 2BA |
88100.mistiewoods.com



New Construction!

Now Building in:

**Whitney Ranch • Saddle Ridge
Little Bear • Sweetgrass • And
many, many other locations in
the Cheyenne area!**

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THE STABLE SERIES AT WHITNEY RANCH



MODEL HOME

Open Daily


11:00AM-4:00PM

SINGLE FAMILY

PLAN	SF	PRICE	ADDRESS	BLOCK/LOT	SPECIFICATIONS	STYLE / LOT	COMPLETION
Belgian II	1970	\$665,000	5126 Carla Dr.	3/16	3Bd/2Ba/3Car	Ranch/Flat	Ready
Belgian	1970	\$594,900	4926 Carla Dr.	3/7	3Bd/2Ba/3Car	Ranch/Flat	1/31/23
Appaloosa	2065	\$599,000	5140 Carla Dr.	3/18	4Bd/2Ba/2Car	Ranch/Flat	2/15/23
Palomino	1616	\$554,900	5144 Carla Dr.	3/19	3Bd/2Ba/3Car	Ranch/Flat	2/15/23


TWIN HOMES

PLAN	SF	PRICE	ADDRESS	BLOCK/LOT	SPECIFICATIONS	STYLE / LOT	COMPLETION
Bergamot	1809	\$435,000	5148 Sullivan St.	2/20	3Bd/3Ba/2Car	2-Story/Flat	6/1/23
Bergamot	1809	\$435,000	5142 Sullivan St.	2/21	3Bd/3Ba/2Car	2-Story/Flat	6/1/23



BUILDING LOTS AVAILABLE NOW!

- Nearby city conveniences
- Amazing neighborhood amenities
- Gorgeous views and green spaces



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homesbyguardian.com

Information deemed reliable, but not guaranteed. Per-plan prices and conditions are subject to change without notice. Updated 09.12.20

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The Volk Team
wendyvolk.com



J. Fred Volk

307.421.0347

jfredvolk@cheyennehomes.com



Wendy Volk

307.630.5263

wendyvolk@cheyennehomes.com



Now Building In:

CROSS TIE RANCHES | RED ROAN RANCH | WALDEN TRACTS | WALDEN RANCH ESTATES | YELLOWSTONE NORTH | WALDEN ACRES

2035 CANYON DRIVE

North Location

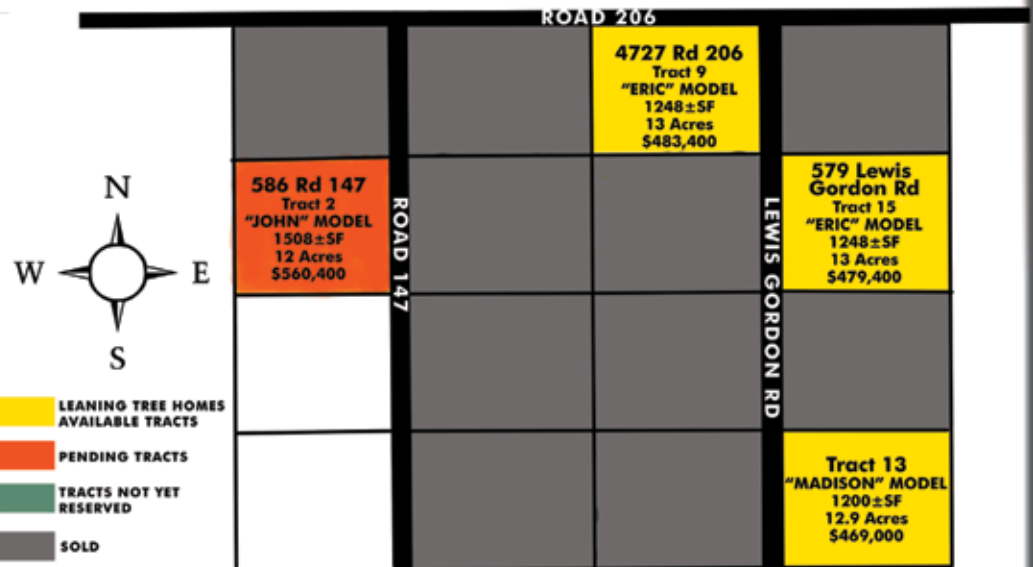


Brand-new construction by Leaning Tree Homes in Yellowstone North Subdivision, just 9 miles north of Cheyenne. Spacious, open, ranch-style floor plan (The "John Plan") featuring 3 bedrooms, 2 baths, & oversized 2-car attached garage with an unfinished basement. Located on 4.53 +/- acres. Granite kitchen countertops. Central air conditioning. Tranquil close-in rural property located off US Interstate 25 and Ridley Road (Exit 21). This brand home is under construction and scheduled to close June 2023. \$585,000

CROSSTIE
Ranches

AFFORDABLE NEW CONSTRUCTION ON ACREAGE!

From downtown Cheyenne: Take US I-80 and drive 34 miles to Exit 386 (Carpenter/Burns Exit). Turn right onto State Highway 214 Go 4.88 miles and turn right onto Road 206. Go 1.5 miles to Cross Tie Ranches.



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6551 BUCKSKIN TRAIL

Mustang Ridge



Elegance prevails in this stunning ranch-style home in Mustang Ridge Subdivision on 1.63 acre corner city lot. 4+ spacious bedrooms, 4 baths, 3 car-attached garage. Gourmet kitchen with center island, warming drawer, refrigerator drawers. Finished walkout basement includes large family room, two guest suites and storage galore! Glistening hardwood floors, central air conditioning, cozy gas fireplace. Oversized back deck overlooking the tranquil property with incredible year-round vistas. Truly enchanting. \$1,100,000



J. Fred Volk

307.421.0347

jfredvolk@cheyennehomes.com



Wendy Volk

307.630.5263

wendyvolk@cheyennehomes.com

3420 CAPITOL AVENUE

Avenues Listing



A Precious Gem-of-an-Avenues Home perfectly situated at the corner of West 2nd Avenue & Capitol Avenue. Four bedrooms, three baths, and atwo-car heated garage. Freshly painted interior and exterior. Hardwood floors. Generous room sizes throughout. Upstairs bedroom suite hasprivate, sunny balcony. Fully finished basement includes oversized storage room/bomb shelter. Fully fenced back yard, lush maturelandscaping. Enclosed back sunroom/porch. Front patio with an awning for convenient outdoor entertaining.

\$499,900

The Volk Team
wendyvolk.com

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J. Fred Volk

307.421.0347

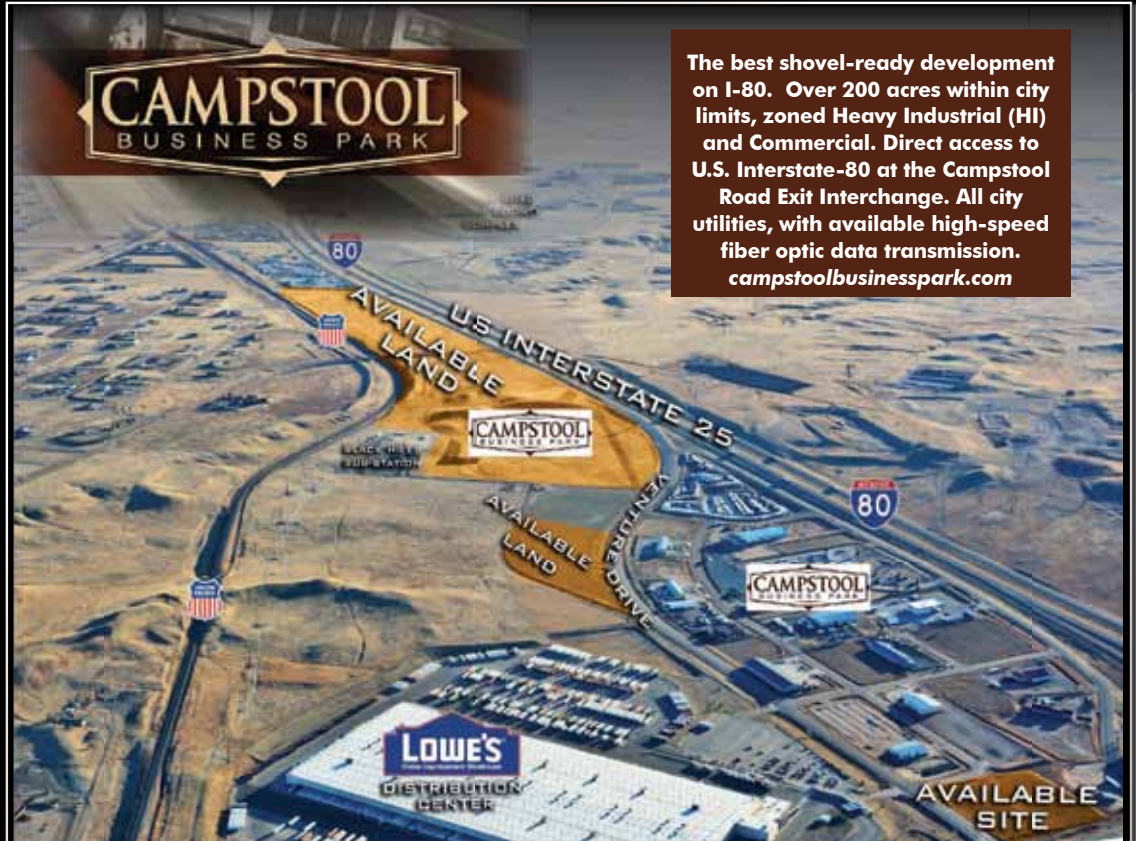
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Wendy Volk

307.630.5263

wendyvolk@cheyennehomes.com



The best shovel-ready development on I-80. Over 200 acres within city limits, zoned Heavy Industrial (HI) and Commercial. Direct access to U.S. Interstate-80 at the Campstool Road Exit Interchange. All city utilities, with available high-speed fiber optic data transmission. campstoolbusinesspark.com

500 W 18TH STREET *For Lease*

Class A office space on the second floor of the Riverstone Bank allows a variety of uses. Inclusive lease includes HVAC, electricity, maintenance, elevator access, and shared space. Inviting separate reception area, open space with cubicle equipment in place, 6+ private offices, a copy area, and access to shared space including access to a conference room as available. Weekend access possible.

Ample parking for customers and employees. High speed internet access available, but not included in lease.

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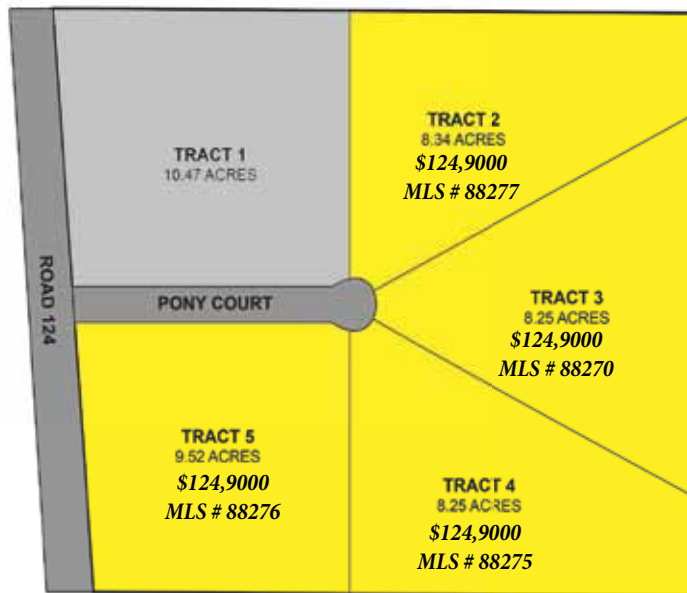


**AFFORDABLE
NEW CONSTRUCTION
ON ACREAGE!**

Red Roan Ranches offers picturesque 8-acre home sites in a brand-new rural subdivision just north of Cheyenne. Enjoy incredible wide-open Wyoming vistas. Easy access directly off US Interstate-25 & Whitaker Road Exit (Exit 29). Intent of covenants/architectural design guidelines to protect and enhance value, desirability & attractiveness of subdivision. Each lot will require a private well and septic system be installed. Please contact agents for details on floor plans along with build-to-suit options.



LEANING TREE HOMES AVAILABLE TRACTS
PENDING TRACTS



Roan Ranches

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CROSS TIE RANCHES | RED ROAN RANCH |
WALDEN TRACTS | WALDEN RANCH ESTATES
| YELLOWSTONE NORTH | WALDEN ACRES



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The Volk Team
wendyvolk.com

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*Celebrating
25 years of
Real Estate*

1350 Alyssa Way



\$540,000



To celebrate I will be donating \$250 to my client's favorite charity for every transaction closed in 2023!

Fantastic home in the Estates at the Pointe. Built in 2020 this home offers all the beautiful features of new construction. HOA includes lawn care and snow removal for maintenance free living. Main floor living with a finished basement. Basement has Lots of storage and an unfinished area under front porch that could be a wine cellar or gun safe. Granite countertops in kitchen, stainless appliances, FP and central air are some of this homes desirable features. Front and Back landscaping complete.



Jennifer Nelson REALTOR®, GRI, CRS

#1 PROPERTIES

307.421.4955

jennifer@cheyennehomes.com

307.634.2222 | cheyennehomes.com | CHEYENNE, WY

6106 YELLOWSTONE RD | 6020 YELLOWSTONE RD | 1660 DELL RANGE BLVD



CHEYENNES HOMETOWN REALTOR

BOB SCOTT

307-421-4620

BOBSCOTT@CHEYENNEHOMES.COM



5815 CALUMET DR.

Fantastic 2-story home with vaulted ceilings, large rooms, spacious kitchen, master suite, gas fireplace, beautiful deck, fenced backyard, roughed in 4th bath, 2 car attached garage and so much more! **\$450,000**



1811 ROAD 217

Exceptional rural find! Wonderful ranch style home w/ large rooms, 2 fireplaces, oversized 2 car garage, 30x48 workshop w/ an automotive lift included, 7 stall barn w/ tack room. On over 22 acres! **\$594,000**



3001 SUNFLOWER RD.

Fabulous 4 BR, 3 BA home on large corner lot, great north location! Open concept, kitchen w/ island, granite counter, master bath, huge family rm. w/ gas fireplace, fenced backyard w/ wonderful deck, RV parking & 3 storage sheds!

\$389,000

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#1 PROPERTIES

6106 YELLOWSTONE RD
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#1 PROPERTIES COMMERCIAL



Shovel-ready commercial lots/drive-through capable located off College Blvd with 9,000 ADT

The sprawling 2,300-acre neighborhood is a distinguished destination at the top of the Rocky Mountain Front Range

Modern amenities and local shops will surround the great lawn of the pedestrian-friendly Sweetgrass Village Center

JIM WEAVER - 307.630.5161
TERI CASSIDY - 307.222.2392

ADDRESS	ACRES	PRICE
Lot 6 Block 3 Sweetgrass Dr	0.52	\$1,005,171
Lot 9 Block 3 Sweetgrass Dr	0.44	\$937,282
Lot 5 Block 3 Sweetgrass Dr	0.37	\$766,516
Lot 7 Block 3 Sweetgrass Dr	0.34	\$683,521
Lot 8 Block 3 Sweetgrass Dr	0.34	\$683,521
Lot 2 Block 3 Sweetgrass Dr	0.32	\$645,664
Lot 3 Block 3 Sweetgrass Dr	0.30	\$593,110
Lot 4 Block 3 Sweetgrass Dr	0.30	\$592,063
Lot 2 Block 2 Murray Rd	0.97	\$338,808
Lot 2 Block 8 Murray Rd	0.94	\$325,848
Lot 4 Block 2 Murray Rd	0.90	\$312,872
Lot 3 Block 2 Murray Rd	0.83	\$257,076



THE OFFICES AT SWEETGRASS - 1300 MURRAY ROAD

**FOR
LEASE**

Excellent location in new development across from Laramie County Community College
Open floor design with vaulted ceilings and beautifully designed amenities
4,500± total sf for commercial/office/retail/restaurant/shop/show room use

WE MEAN BUSINESS

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THE RESERVE
at Horse Creek

Terrific Location right on the Corner of Horse Creek Road and Fox Hill Road. Road will be paved 04/01/2023, natural gas, high speed internet! Ready to build NOW! Compare price and location!

presented by
LARRY SUTHERLAND
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KIM SUTHERLAND
307-630-1488

available lots:

Lot 17 Foxhill Road	\$160,000
Lot 18 Foxhill Road	\$160,000
Lot 20 Telephone Road	\$160,000
Lot 21 Telephone Road	\$160,000





906 COTTONWOOD DR.
Beautifully remodel home. Top to Bottom. Everything is brand new. This home has 3 bedrooms & 2 baths. Finished garden level with family room, 3rd bedroom & bathroom. Fenced back yard. Close to grade school. Immediate occupancy.
\$315,000

New Price!



818 GOPP COURT
Mobile home park with 7 rental spaces. Owner owns 5 of the mobile homes presently in the park. Great income. Tenants pay all utilities including water, sewer and trash.
\$699,900

New Price!



215 SOUTH GREELEY HWY
Frontage on So. Greeley Hwy. Office space + warehouse space. Real estate only. Business is not included. Just 1 block from new McDonalds. High traffic area. Warehouse was added in 2001 - 1000 sq. ft.
\$549,900



3901 RIDGE ROAD
One of Cheyenne's most desirable mobile home parks. East location. Senior Living - 55+. 2 BR, sunny dining area & kitchen w/ large island. Newer carpet.
\$46,900

Under Contract!



1144 ROAD 148, BURNS, WY.
Land w/ well & septic, fenced. Loafing shed & outbuilding. Just off I 80 East in Milt Rose Ranchettes. Horse allowed. Natural gas.
\$169,000



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SOLD

5810 MICA BLUFF \$669,900

Beautiful new Dan Gregg Construction home in desirable Bluffs Subdivision near Anderson Elementary. Popular Pinnacle plan has fabulous finishes incl. top quality cabinetry, granite counters, porcelain tile baths, stunning master suite w/ ensuite bath, walk-in closet. Maintenance-free stone & stucco exterior, complete landscaping, fence.



under contract!

5806 MICA BLUFF \$669,900

Dan Gregg Construction's popular Granite floor plan in The Bluffs subdivision. Top quality finishes throughout this 3BR, 2BA, 3-car garage home incl. custom cabinetry with a Java finish, solid white quartz counters, porcelain tile in the baths, custom walk-in shower, maintenance free exterior, landscaping and fencing



SOLD

989 RANGE LINE RD. \$795,000

Beautiful new Dan Gregg Construction custom home in desirable Whisper Hills Subdivision just 15 minutes to town. Based on Dan's very popular Pinnacle plan w/ fabulous finishes incl. top quality cabinetry, granite counters, porcelain tile baths, stunning master suite w/ gorgeous ensuite bath, walk-in closet. Finished walk-out bsmt. w/ fireplace.



LOT 9 SUNRISE HILLS \$100,000

Build your dream home on this great city building lot with views for miles. 10,500 square foot lot is perfect for a raised ranch home to take advantage of the city views. Water and sewer are in at the curb. Call Scott or Lisa for more details.



NEW LISTING

TRACT 91 COLE RD. \$135,000

7.91 acre building lot just off of Happy Jack Rd in desirable Happy Valley subdivision. Acreage backs up to a branch of Crow Creek, has relaxed covenants, with both manufactured and modular homes allowed. Just minutes to Crystal and Granite Reservoirs, or the Bunkhouse if you want to grab a quick bite!



under contract!

5210 TEN SLEEP DR. \$395,000

Spacious 5BR, 3BA, 2-car garage home with many updates throughout. Spacious LR, FR with fireplace, finished basement with additional FR, 2BR, BA. Nice covered patio, shed, fully fenced yard, AC, sprinklers.



NEW LISTING

708 IRON MOUNTAIN \$790,000

Wonderful horse lovers' dream property w/ 32x36 3-stall deluxe barn & outdoor paddock, 32x48 outbuilding/shop w/ concrete floor, 220V, 10.65 fully fenced close-in acres, w/ access to I-25 & Dell Range Blvd, pavement to house. 3BR, 2BA, cherry kitchen cabinets, breakfast nook, a formal DR, daylight basement.



1907 STIRRUP ROAD \$500,000

Wonderful, large 4BR, 3BA, 3-car garage 1.5 story home on .7 acre lot. All the rooms are spacious, main floor master with 5-piece en-suite bath & adjoining office. 3BR on the upper level w/ a full bath. Formal living & dining, 20' ceilings & corner gas FP. Kitchen is open w/ breakfast nook. Basement is unfinished.



NEW LISTING

710 BLACK BLVD. (Pine Bluffs) \$348,900

All main-floor living awaits you in this spacious and modern 2BR, 2BA, 1 office, 3-car garage home. Large city lot in the delightful town of Pine Bluffs, just 45 minutes to Cheyenne, or 50 minutes to Sidney, NE. Perfect for snowbirds or full-time living. RV parking, central AC, sprinklers, fence, shed.



NEW LISTING

512 W. PROSSER RD. \$279,900

2BR, 1BA ranch-style home on 1/3 acre lot, plus a 931SF Quonset outbuilding await you in this country-style home. Nice FR with a gas stove, laminate plank flooring, spacious kitchen and nook, large living room with sunny porch. Fenced yard, utility shed, and a large garden area round out this great property.



4913 E. 14TH ST. \$264,900

Super nice home. Freshly painted, new & updated ceiling fans in all rooms, new bathroom sink & faucet in upstairs bathroom, sink & faucet are new in the Kitchen, new mini blinds in living room, nearly new curtains throughout the rest of the home, updated windows, new carpet throughout, and more!



4466 ROAD 207 \$250,000

Manufactured home + 2 outbuildings/shops on 9.40 acres in Carpenter, WY. 2 wells & 2 septic systems. Property is sold "AS-IS, WHERE-IS" in its present condition. Mobile home is 1BR, 1BA, 1,200SF insulated Cleary building has a 1/2 bath. The Larger 4,872SF building w/ living quarters, several garage/shops.



under contract!

512 EAST 6TH STREET \$355,000

4BR, 2BA updated home with an updated 1BR, 1BA separate apartment that would be a great in-law suite or live in the front house and rent out the apartment for additional income. LR, DR up, FR down, hardwood floors, updated kitchen, new appliances, new baths, carpet, freshly painted inside and out.



1251 TOMAHAWK ROAD \$780,000

3 miles from Curt Gowdy, 23 acres, a barn and pasture, 4 BR, 3 BA, 2 car garage, formal dining w/ built-in hutch, main floor laundry, large kitchen w/ breakfast nook, large living room w/ fireplace, walkout basement and so much more.



10808 WIND DANCER \$800,000

Custom 5BR, 4BA, 3-car garage home w/ Southwest style exterior. Over 3,000 Sq. ft. on main level w/ full walk-out bsmt. Kitchen has been beautifully updated, there are extensive hardwood floors, & a great split bedroom floor plan. Views are stunning out to the West. On 4.70 acres w/ horses being allowed.



Scott & Lisa

FOSTER

WWW.LIVEINCHEYENNE.COM

307.63.14289

SCOTT@CHEYENNEHOMES.COM

307.630.9000

LISA@CHEYENNEHOMES.COM

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5831 INDIGO DRIVE



Large room sizes includes a formal dining room and living room & a great room w/corner gas fireplace. Custom floor plan that is new to Dakota Crossing. Enjoy this expansive home with high-end finishes. \$685,000

2120 GOODNIGHT TRAIL



Owner's suite with 5 pc. bath including stand-alone soaker tub and walk-in closet. Open concept; kitchen island, stacked stone gas fireplace in living room, separate dining area, deck and patio. \$495,000

2718 SUMMIT DRIVE



Two master suites! Formal dining, hardwood floors, gourmet kitchen with solid surface countertops and stainless steel appliances. \$485,000

2901 SPRUCE DRIVE



New floors throughout 2 fireplaces, 2 large living rooms, oversized 2 car garage, and an awesome spiral staircase to a neat loft room/office. Plus a great bonus space off the front door! \$325,000

4520 E 14TH STREET



Three bedrooms on main floor, updated kitchen with new cabinets, pull out shelves, Corian countertops; large living room with south facing picture window, lots of sunlight \$285,000

5016 CONTINENTAL PLACE



Basement mater suite with massive walk-in closet, master bathroom, and laundry on one level. Multi-purpose loft room and 2 car garage with plenty of storage through out. \$255,000



Bonnie BERRY

307.630.5444
bonnieberryrealtor@gmail.com



Melissa SWALLA

307.214.1521
melissa@cheyennehomes.com

Let me help you find your dream home!



Shari Webb

REALTOR®



307.286.0470

shariwebb@cheyennehomes.com



5225 YELLOWSTONE ROAD

Remember the saying, "A River Runs Through It?" In this case, it certainly does! Cool River Wine and Spirits is an amazing opportunity for a fabulous business, social engagement & creativity. The River starts @ the front door & runs through the store. Top shelf liquor, wine, beer, liquor, adult smoothies & much more. Locally owned/built 21 yrs ago Cheyenne has proven this a winning opportunity. Lots of building upgrades to include green status/more. Price all-inclusive. Offered at \$3,590,000



206 W. 6TH STREET

Enjoy this cool modular in a central location city lot. Fully finished except for a small office/storage room in the basement. Three bedrooms on the main level make for a great family gathering home; lots of updates with shiplap, laminate flooring, water heater, and interior and exterior paint. Alley access to carport, large, fenced lot with huge patio for those favorite BBQs, large shed, and wonderful garage with concrete floor. Take a look. You will not be disappointed! Offered at \$310,000



2904 PLUM DRIVE

I invite you to enjoy this lovingly cared-for, long-time owner home! Lots of new, with four bedrooms, two on the main and two in the basement, this home offers plenty of space for a growing family, couple, or single person. Oversized detached one-car garage has abundant space for workshop. Pleasing patio for those outdoor BBQs in a charming neighborhood, corner lot, and wonderful location. WELCOME HOME! Offered at \$285,000



3118 DILLON AVENUE #5

Affordable living in this spacious condo. Close to base and downtown, enormous great room to include cozy living room and dining, large kitchen with plenty of cabinets. Master suite has double closets and full bath. Newer laminate flooring in office space and lots of light. HOA pays EVERYTHING except Electrical which runs approximately \$25 per month. Welcome home! Offered at \$165,000



TRACT 70 BUGGY BOULEVARD

Amazing views, rolling hills, walkout/garden level potential for your new "slice-of-heaven" Wyoming home. With wonderful topography, enjoy the tranquility of just over 40 acres in this wonderful, rural community. Only 20 minutes from town, reasonable covenants, and electricity at the sight, bring your family and animals and build your oasis Offered at \$86,700

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6106 YELLOWSTONE RD
6020 YELLOWSTONE RD
1660 DELL RANGE BLVD



So much quality! You will absolutely love the open, amazing design. This kitchen is everything you want, high-quality Schroll cabinetry, gorgeous quartz tops, high-end appliance package, farm style sink, fantastic hood/fan, hidden 7x4' pantry plus a coffee bar. Richly stained knotty alder doors and trim. The ridiculously fabulous garage is 56' deep at the end stall, maybe bring 4 or 5 vehicles! Patios for miles -36' across. The shower is amazing plus a free-standing tub! Maintenance-free exterior! Offered at \$748,555

presented by

LARRY SUTHERLAND | 307-630-0528 • KIM SUTHERLAND | 307-630-1488



7110 East Pershing Blvd

Incredible potential for development

7.27 Acres nestled between filings of beautiful Saddle Ridge

Offered at \$850,000



This home takes advantage of the million dollar view like no other! Wall to wall windows grace the extraordinary kitchen overlooking what seems like the whole world. Miles of patio and fabulous decking make for the most amazing outdoor entertaining opportunities. The design creates easy living with beautiful light and fresh appeal. Hardwood floors, fantastically rich Schroll cabinets, a 12' walk-in shower plus a free-standing tub. Offered at \$785,555

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ROOCH'S MARINA, GLENDO WYOMING

Rooch's Marina is the perfect business to grow and make your very own. Very strong customer base with several revenue streams including: 89 boat slip rentals with electric and water, a motel with 6 rooms, 47 mobile home park sites, 12 RV full hookups site, full-service cafe, convenience store, liquor store, repair shop, fuel station, 51 storage units, boat, paddle boards & kayak rentals, an updated residential home, plus potential expansion. Very strong income!

\$1,995,000



0 NONE, GLENDO WYOMING

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



BUCK WILSON

buck@cheyennehomes.com | MOBILE 307.221.1502

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We Have 3 Lots Available To Choose
From In Beautiful Little Bear Estates.
Call For Details!



1682 Espen Trl - \$655,000 **SOLD!**
1723 s/f, 3BR /2 BA/ 4 Car Garage

1688 Espen Trl - \$740,000
1946 s/f, 3BR /2 BA/ 4 Car Garage

1695 Espen Trl - \$665,000 **SOLD!**
1723 s/f, 3BR /2 BA/4 Car Garage

1667 Espen Trl - \$795,000 **SOLD!**
1946s/f, 3BR /2 BA/4 Car Garage,
walk-out with 360 degree views...

1681 Nita Court- \$675,000
1723 s/f, 3BR /2 BA/4 Car Garage

1696 Nita Court- \$775,000
1946 s/f (WALK-OUT)
3BR /2 BA/4 Car Garage

BUCK WILSON
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f i t p y

3427 Arrowhead Road



This home is truly a delightful family home! All brick ranch, well-maintained, featuring formal living and dining. Master bedroom with master bath plus an exceptional finished basement boasting a family room sized just right for game room and big screen viewing! Two full brick gas log fireplaces—one on main & one in basement. Spacious storage! Outside, a privacy-fenced backyard with delightful patio, beautiful landscaping, two car garage plus RV parking! So much to offer at \$370,000!

TEAMING UP to offer you the BEST IN REAL ESTATE with years of experience and youthful energy!



Dee T. Williamson
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DeeTWilliamson@msn.com

Allee Williamson
SALES ASSOCIATE
307-631-1654
allee@cheyennehomes.com

Fabulous new construction Move-in Ready

2369 Foothills Road • offered at \$639,900



FRAUENDIENST
QUALITY HOMES

features

- High efficiency heating and central air conditioning
- Beautifully finished super-efficient natural gas fireplace
- Amazing breakfast bar plus spacious dining area
- Oversize and efficient thermal window package
- Custom Schroll cabinets
- Gorgeous Quartz Countertops
- Stainless Appliance package
- Main floor laundry
- Fantastic covered deck plus lower-level patio
- Full Walk-out basement
- Beautifully landscaped, 6' vinyl fenced, SS Absolutely the best!

Easy-to-love financing package available at only 5% fixed interest (5.122% APR) on a 30-year fixed-rate with 20% down-payment and a minimum 720 credit score. Requires closing within 60 days of an accepted offer. Limited funds available so ask today...



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6106 YELLOWSTONE RD
6020 YELLOWSTONE RD
1660 DELL RANGE BLVD



HOLLY ALLISON
307.631.1876

Bush Wood Equestrian Facility



Situated just six miles from Scottsbluff, NE, this fully fenced property boasts 32.2± acres with irrigation rights and hundreds of mature trees. The 213' x 71' indoor arena has a mix of sand and crumb rubber footing, is fully insulated and sheeted, mirrors, heat, and restroom. The stall barn consists of seven box stalls, tack room, wash rack, and finished break room. The manager's bungalow is a well-appointed two-bedroom, one-bath home. Other features include a 150'x250' outdoor arena, turnouts with lean-tos, large round pen, and a show ring. \$825,000



ranchandrecreation.com

Luxurious living in the picturesque hills of Pine Bluffs. This stunning 11,247 sf, all-brick home is the perfect mix of elegance and functionality for a family of any size. The open floor plan and tremendous outdoor living spaces make this home the ideal entertainment space for all family gatherings. Huge 16x90 east-facing deck looks over the pine-covered hills. The basement is partially finished and has a safe room, covered patio, and full finished bath. Large attached RV garage, new carpet, paint, and upgrades throughout. High-speed fiber optic internet. \$1,100,000

926 East 10th Street



JEFF GARRETT
308.672.6334



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1001 Pennsylvania Ave.



Wonderful ranch in great location. Very spacious kitchen with lots of counter space, unique custom cabinet, separate dining area, large walk-in pantry! 3 bedrooms, 2 baths, custom shelving, main floor laundry, 5-piece primary bath, nice sized fenced backyard, plus A/C! Offered at \$385,000

UNDER CONTRACT!

205 Cascade Ave.



Terrific 4th home in the exclusively gated community with so many amenities! Absolutely beautiful with a great backyard! Vaulted ceilings, light and bright kitchen, loft office, walk-in cedar closet, large bedrooms, and cozy fireplace. Offered at \$324,900

SOLD!



ANGELA FRENTEWAY
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2366 Old Faithful Way



\$699,000

2360 Silver Gate Way



\$699,000

BUILDER INCENTIVE OF \$25,000 OFFERED FOR A LIMITED TIME
Quality New Construction Homes just North of Cheyenne in Yellowstone Estates on 5.01 and 4.87 acres. Fully finished basement with a great room, these 6 bedroom, 3 bedroom homes.

1297 North Carolina Rd



\$539,000

1285 North Carolina Rd



\$559,000

BUILDER INCENTIVE OF \$10,000 OFFERED FOR A LIMITED TIME
Quality new country homes by Oasis Contracting LLC is in Whispering Hills. Close to many outdoor recreational areas, including Curt Gowdy State Park, where mountain biking is considered "Epic" horseback trails, camping, & fishing are close.

50 DWYER RD, WHEATLAND



\$340,000

25 fenced acres with unobstructed views of Laramie Peak.

TR-304 CARIBBEAN RD



\$104,800

Owner will finance with as little as 10% down on this 8.77 acres.

TR-287 BOUNDARY RD



\$104,800

Owner will finance with as little as 10% down on this 7.41 acres.

TR-361 SOUTH CAROLINA RD



\$100,800

Owner will finance with as little as 10% down on this 6.29 acres.

TR-360 SOUTH CAROLINA RD



\$100,800

Owner will finance with as little as 10% down on this 6.59 acres.

5131 RD 205, CARPENTER



\$140,000

Quonset building, well, and septic system on 6 acres with no covenants!

Cathy Anderson

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#1 PROPERTIES

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SINGLE-FAMILY AND TOWNHOME BUILDING LOTS AVAILABLE NOW!



INTRODUCING ROCKING A AT SWEETGRASS
 an innovative new townhome community with modern farmhouse appeal



WELCOMING NEIGHBORHOODS

Sweetgrass' numerous informal areas are designed to encourage impromptu neighborhood gatherings, invite families to come together, and provide space to celebrate. Western heritage and a comfortable country lifestyle are embraced in Cheyenne. Wyoming folks still value the importance of being good neighbors and celebrating life's special occasions with friends and family.



ROOM TO ROAM Sweetgrass Village can be easily accessed via hike and bike trails woven through intimately scaled residential neighborhoods.



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#1 CHEYENNE, WYOMING
PROPERTIES

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