

Preview Volume 42 | Number 4 **APRIL 2024** **REAL ESTATE GUIDE**

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Preview

Volume 42 | Number 4
APRIL 2024

REAL ESTATE GUIDE

ON THE COVER...



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Hurrah, The First Day of Spring!

March 21 is known as the Spring or "Vernal" Equinox and marks the first day of spring. This means that the days are now, finally, becoming longer and, blessedly, we don't have to go to work, or school, in the dark anymore! With brighter days ahead, contact us today to talk about your options to purchase or re-finance your home.



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Asha
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Trenille
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1907 Stirrup Rd. • \$522,500

Here is the perfect place to have a little acreage but not too far out of town! The family room has a cozy and warm fireplace and lots of windows that make the house feel open and bring in lots of sunshine! Four bedrooms, but there are 2 extra rooms you can use for office, crafts, another bedroom or more! A possible room for pets that has a doggie door and new flooring for your fur babies to go in and out of and stay warm in the winter and cool during the summer. Main bedroom and bathroom have brand new flooring, toilet closet and spacious! Main floor laundry, lots of trees, fenced backyard.

Trenille Young • 262-9617 #92734



2419 Knadler St. • \$785,000

This magnificent estate features a sprawling floor plan with a 2-story great room and foyer, gleaming rich wood finishes, an enormous gourmet kitchen, soaring ceilings and unique design elements throughout the entire home. The second floor overlooks the foyer and great room. Finished basement has a home theater room! Both elegant and striking in appearance and quality of construction, this remarkable high-end estate is truly a one-of-a-kind masterpiece!

Asha Bean • 286-0269 #90694



100 Clover Ct. • \$239,000

Great starter home. Renovated kitchen, cozy woodburning fireplace for those cold winter nights, new thermal windows, electric baseboard heat. Large private deck off master bedroom. Seller is offering a \$3,000 carpet allowance.

Rob Higgins • 631-0448 #91937



2405/2423 E. Lincolnway • \$2,967,000

Opportunities like this rarely happen in Cheyenne today. Own 300+/- ft. of prime frontage on E. Lincolnway/US Highway 30 with curb-cuts. Present business usage is auto repair. Business is not for sale. Former motel is not in use. Site is a full 1/2 city block, perfect for dine-in or drive through dining or any other commercial use.

Linda Weppner • 630-0955

#89813



1045 W. Plains Rd. • \$675,000

Stunning 3 bedroom, 2 full bathrooms with en suites. 9' vaulted ceilings, open floor concept gives the home an overall spacious feeling. On 4.98 acres of fully fenced property with views of Curt Gowdy and Table Mountain. Complete with 3-stall finished garage, quartz countertops, upgraded appliances and cabinets in oversized kitchen. Cozy fireplace in the living room. Huge glass patio doors open for the outside entertainment. Covered patio in the front and back. 30x45 outbuilding perfect for RVs, 5th wheels. Wired for external generator. New roof.

Dana Diekroeger • 421-7593 #92781



1410 E. Fox Farm Rd. • \$65,000

Do you have a big dog and are struggling to find a home because of it? Well not anymore. Avalon Manor MHC does NOT have weight restrictions for your furry friends. If you want the luxury of living in a new home without the cost, then look no further. This place is priced to sell and is only 4 years old. It offers a split bedroom design with 3 bedrooms and 2 full bathrooms and is ready for you to call home.

Brittney Kotunok • 262-9647 #92502



620 Little Valley Trl. • \$55,000

Welcome to this very nice, updated, open floor plan home, boosting 3 bedrooms, 2 baths and a very large covered deck and fenced yard.

Judy Edgar • 631-1126 #92798



New Listing

4481 Road 210 A • Burns, WY \$150,000

20 acres with a stunning view of the mountains and NO COVENANTS! Well, septic, electricity and fiber optics already in place. Privacy and quiet await! 1979 mobile home on property needs lots of TLC or removed and build or place your dream home on this beautiful land!

Asha Bean • 286-0269 #92758



TBD Happy Jack Rd. • \$115,000

Close to town rural living! Property is right off Happy Jack Road, close to the Bunkhouse Bar and Grill.

Gary Gonzalez • 640-0855 #92372



New Listing

620 Little Valley Trl. • \$55,000

Welcome to this very nice, updated, open floor plan home, boosting 3 bedrooms, 2 baths and a very large covered deck and fenced yard.

Judy Edgar • 631-1126 #92798



New Listing

4317 Avenue B-2 • \$84,000

This 3 bedroom, 2 bathroom mobile home is tucked away in South Fork Subdivision Mobile Park. Step into a home that offers comfort and functionality! The kitchen has a breakfast bar and an eat-in dining area with plenty of cabinet space to store all your goods. The split bedroom floor plan offers a primary suite with double sinks, and a walk-in closet and 2 other bedrooms, updates include the gutters, shed front deck, landscaping, fencing, carpet, flooring and fresh paint and A/C. Don't miss the opportunity to make this lovely mobile home yours!

Asha Bean • 286-0269 #92868

**7132 Manhattan Ln. • \$345,900**

North location, quiet street close to schools and parks, don't miss this one. Lots of updating, flooring and paint. Two bedrooms up with 3 bedrooms down and a very large laundry room in this bi-level home. Home has central A/C and an attic fan. One-car attached garage with RV parking. Fenced backyard with a homeowners dream size backyard with deck, Pergola, patio and trees.

Dana Diekroeger • 421-7593 #92188

**TBD Grant Ave. • \$6,147,187**

With housing on the forefront of all communities, this 10.08 acre parcel is highly suited for affordable housing, apartment complexes, twin homes and other residential uses. Zoned MUB (Mixed Use Business). The Black Forty Subdivision, 3rd filing, is a newly platted subdivision in the W. Lincolnway area of Cheyenne. Hotels and entertainment nearby. Access to I-25 and I-80. Infrastructure is pending. Taxes for parcel is an estimate based on a square footage basis and 2022 tax assessment.

Linda Weppner • 630-0955 #90670

New Listing**4916 Continental Pl. • \$249,000**

Charming 2 bedroom, 1-3/4 bathroom townhouse. As you step through the front door, you are greeted by an inviting living space. The kitchen features contemporary appliances and a charming dining space, making it an ideal spot for both cooking and entertaining. Each of the two bedrooms offer a peaceful retreat, boasting their own bathroom for added convenience. The townhouse also boasts fenced backyard and 2-car detached garage with alley access. With its thoughtfully designed layout and prime location, this 2 bed townhouse is a delightful haven that effortlessly blends practicality with style.

Devan Gable • 907-306-8179 #92808



Tammy Tschacher
Sales Associate
631-2885



Devan Gable
Sales Associate
907-306-8179

**146 Rio Verde Cir. • \$336,900**

Don't miss this opportunity for either an investment property. Home has been completely remodeled with new paint inside and out, new flooring and so much more. Large lot on a cul-de-sac and easy access to the greenway, shopping and restaurants. Garden level basement, fenced yard front and back with a small shed. Home is currently rented until May of 2024.

Dana Diekroeger • 421-7593 #92479

**1047 S. Mule Trl. • \$609,000**

Here is another stunning new build by Double T Construction. Bonus on this one is the lot, amazing views, garden level, unfinished basement and no one can build behind this lot! All the over the top bells and whistles in this home! Which is Double T standards. Added extra windows so you can enjoy the amazing views in the comfort of your new home!

Dana Diekroeger • 421-7593 #92189

New Listing**3117 Jackson St. • \$599,000**

Welcome to this charming 3 bedroom, 2 bathroom home nestled in Buffalo Estates. Boasting spacious living areas perfect for gatherings, a kitchen equipped with stainless steel appliances, and a dining area bathed in natural light. The main level has 2 spacious bedrooms and a bathroom, while downstairs has an additional bedroom, bathroom, and laundry. Outside, a generous backyard with covered patio awaits, ideal for relaxing evenings or outdoor entertaining. With its convenient location and inviting atmosphere, this home offers comfortable living for all.

Devan Gable • 907-306-8179 #92701



Megan Best
Sales Associate
719-465-4724



Adel Gallardo
Sales Associate
286-7391

**3901 Ridge Rd. • \$48,500**

This home is in a highly desired 55+ community! Tucked away in Sunnyside Villa Mobile Home Park, this residence features 2 bedrooms, 1.5 baths with a carport and shed. New carpet and fresh paint throughout, cozy electric fireplace, new blinds, adjustable tone LED lights with fans, new roof coating with lifetime warranty just to name a few updates. There is a separate dining area with a bay window and a covered back deck! This is a must see if you are seeking a peaceful 55+ community! Lot rent is \$500 per month.

Asha Bean • 286-0269

Under Contract**7016 Harvest Lp. • \$585,000**

Ranch-style home on 5.35 acres northeast of Cheyenne just minutes from town. Welcoming entry with vaulted ceilings, open floor plan and sits on a corner lot with natural tree fence line on drip system. Kitchen has seamless granite countertops, breakfast bar, pantry, solid oak cabinets, newer appliances. Main floor laundry, 3 bedrooms, 2 bathrooms, gas fireplace, central A/C. Basement has 1/2 bath, sump pump, 2 bedrooms and family room. Heated 4-car finished garage with 220 and sink. Plenty of storage and some new carpet.

Dana Diekroeger • 421-7593 #92547

**Tract 72 E. Mule Trl. • \$79,500**

Close-in rural land. Twenty minutes from I-25. Off of Horse Creek, endless views to the west. Buildable lot with room for barn/outbuilding.

Dana Diekroeger • 421-7593 #88947



Laurie Fletcher
Property Management
632-2355



Victor Strayer
Property Management
632-2355



Eric Davis
Property Management
Coordinator
632-2355

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

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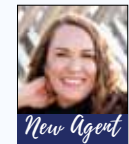
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4917 GREEN RIVER ST. \$184,000

Welcome to this renovated condominium located on the ground floor of a charming four-plex. This versatile property is an excellent choice for either owner-occupancy or an investment opportunity - and there is Special Financing available for both!



4740 MAPLE WAY \$309,900

Discover the epitome of comfortable living in sought-after Buffalo Ridge! This charming tri-level home offers ample space and modern amenities, nestled in a well-established neighborhood.



5025 RICHARD RD. \$0.50/SQ FT.

Fully fenced 3.0 acres of commercial yard space for lease near Bison Business Park and Microsoft South Facility. Perfect for equipment storage and or material storage. Great opportunity and open to all options.



TBD GOODNIGHT TRL. \$91,000

Are you prepared to bring your vision to life within the Sweetgrass development? This generously sized lot, situated at the end of a cul-de-sac, beckons the creation of your ideal abode. It boasts a unique feature: a walking path on both sides. Your dream home finds its canvas here!



1103 BOXELDER RD. K-A \$596,823

Explore the potential of this exceptional commercial condo featuring not one, but two reliable tenants, making it a savvy choice for discerning investors. Boasting a solid 7% cap rate, the commercial condo's strategic location ensures visibility and accessibility.



1377 PRAIRIE VIEW RD. \$160,000

Welcome to your dream escape by Glendo Reservoir! This picturesque real estate opportunity offers an expansive 39.46 acres of pure serenity and endless possibilities. Located just a few minutes from the shores of Sandy Beach and the Indian Point boat ramp.



2020 CAREY AVE. \$16-18/SQ FT

High rise downtown office space "For Lease". Features include off street parking, professional office spaces at 5405, 6364, and 2380 sq. ft. Walking distance to city/county building and the state capitol. Annual lease rate of \$16-\$18 with 2 months of rental abatement offered on terms 3 years or greater.



600 E 18TH ST. \$374,900

This historic home is a true gem! So many unique features to this property—from the almost perfectly symmetrical design, to the stained glass windows. The main level also offers a spacious sunroom. The master bedroom offers amazing natural light and more than enough closet space!



1721 AMES AVE. \$649,000

Discover an unparalleled opportunity in downtown Cheyenne with this expansive property boasting 5000 square feet of versatile warehouse space seamlessly integrated with 5000 square feet of modern office amenities. Embrace limitless possibilities on the main level, ideal for manufacturing ventures, storage solutions, and beyond.



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bowerscarlson307@gmail.com



owncheyenne.realestate



James Bowers has ownership in Lynn Buys Houses and is an Associate Broker at Coldwell Banker TPE



WWW.OWNCHEYENNE.REALESTATE



2509 E 9TH ST. \$315,000

Welcome to this fantastic fully rented duplex! This property boasts a spacious three-bedroom, one-bathroom layout in the primary unit. The second unit offers a cozy one-bedroom, one-bathroom configuration. The duplex is thoughtfully designed with separately metered utilities, each unit enjoys its own divided yards, ensuring a sense of privacy and personal space for outdoor activities.



2012 SNYDER AVE. \$259,900

This stunning remodeled property offers the perfect blend of modern luxury and versatile functionality. Nestled near the vibrant West Edge community, this 2-bedroom, 2-bathroom gem boasts an open floorplan that's ideal for both comfortable living and entertaining. Zoned for mixed-use business, offering endless possibilities.



3119 PIONEER AVE. \$372,000

Nestled conveniently off Pershing, this splendid historic house from 1926 boasts generously proportioned rooms, hardwood floors, and an enchanting sense of history. The rear section encompasses a garage and studio apartment, reside in one home while capitalizing on rental potential with the rear space!



4615 N COLLEGE DR. \$659,000

Fantastic development opportunity off of College Drive just North of Dell Range. 2.67 Acres in a county pocket, consisting of two 1.3 acre parcels. Currently zoned MR. Perfect opportunity for twin-home, apartment, or small single family development. 21,000+ vehicles per day passing through College & Dell Range.



1916 EVANS AVE. \$680,000

Nicely situated office space in close proximity to downtown's core. Conveniently near the hospital, this space boasts several appealing amenities, including secure covered off-street parking, a spacious open floor layout, a passenger elevator for accessibility, and more. Also for lease at \$12/sq ft.



TBD SNYDER AVE. \$1,200,000

Incredible development opportunity near Romero Park! Located off of Snyder Avenue, this ~6 acre parcel surrounds the established Pinewood Village Apartments. Might accommodate four 24 unit buildings to be built with proper zoning, streets and large portions of infrastructure in place. Do not miss this prime development opportunity!



TBD GANNET PEAK DR. \$400,000

7 Prime Commercial/Industrial lots located within the City of Cheyenne in The Cheyenne Logistics Hub. These lots range in sizes of 1.83-4.26 Ac. in LI Zoning. This world-class park provides users access to the resources and systems they need on a larger scale. Prime location for warehouse, development, distribution and manufacturing.



2020 CAREY AVE. \$9,800,000

A highly visible and versatile commercial building strategically located in the heart of Cheyenne, Wyoming. This property presents an incredible opportunity for investors and businesses seeking a premium location to establish their presence or expand their operations. With its prime location, impressive size, and endless possibilities, this commercial building is truly a gem.



607 W. PROSSER RD. \$980,000

Fantastic Development opportunity! 4.5 acres of undeveloped residential land that would be perfect for multifamily units. Land is just minutes from downtown, Laramie County Community College and both I-25 and I-80! All levels of schools are within a mile radius of the property. Property to the East has 48 twin homes & property to the West is a mobile home park



2410 VAN LENNEN AVE. \$394,900

Discover the timeless allure of this historic Cheyenne gem! Nestled in the heart of the city and steeped in history dating back to 1905, this captivating 3-bedroom, 3-bathroom residence seamlessly blends heritage charm with contemporary luxury! A remarkable feature of this property is its versatility, the layout offers flexibility and income potential. Each unit enjoys its own entrance, ensuring privacy and convenience for guests.



3380 HALES RANCH RD. \$785,000

Discover the allure of this captivating rural property spanning over 9 acres in HR Ranch. Highlighted by vaulted ceilings, the home comprises 5 bedrooms, 3 baths, a 3-car garage, and a substantial outbuilding. Adding to the appeal is a large bonus room over the garage, providing additional versatile space. This property is a perfect blend of comfort and countryside charm, making it an ideal retreat for those seeking a rural lifestyle.



2515 HOUSE AVE. \$339,900

Introducing this charming home in Cheyenne, its proximity to downtown, the medical center, and Capitol ensures prime accessibility. Inside, bask in spacious, light-filled rooms with hardwood floors and elegant tile. The basement offers potential for storage or additional workspace. A detached garage and off-street parking cater to your needs. Seize the opportunity with this historic, centrally located property.



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NO COVENANTS

Lot 5-8 • Rd. 136 \$100,000

No covenants. Enjoy country living at its best on the 5-acre tract. The secluded grassland is the perfect spot for your new home.



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Lot 15 • Buckskin Trl. \$190,000

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SOLD

1734 Rd. 136 • \$523,000

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.



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11809 Stewart Rd. • Cheyenne • \$635,000



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814 Sunridge Dr. • Cheyenne • \$325,000



- Amazing kitchen
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416 Lori Rd. • Cheyenne • \$65,000



Auction Sale

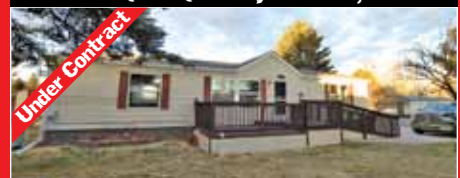
- Fresh paint and flooring
- 3 bedroom, 2 bath
- Central A/C • Open floor plan

614 E. 21st St. • Cheyenne • \$170,000



- Historic 1 bedroom, 1 bath
- 1-car garage
- Blocks from hospital

1408 Renee Rd. • Cheyenne • \$98,000



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2316 S. 4th Ave. • \$385,000



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1224 Road 142 • Hillsdale, WY • \$425,000



Situated on over 20 acres this 3 bedroom, 2 bath home has a huge 56x30 outbuilding with 3 garage doors, a loafing shed, chicken coop, shed and more. The large kitchen with a pantry provides ample counter prep space and storage. The master bedroom features an ensuite, walk-in closet, and access to a private deck where the hot tub is located. The full unfinished basement is plumbed for a bathroom and allows room for expansion or storage needs. New windows on the main level and newer well pump, water heater, and smoke/CO detectors. Fiber optic internet available at the driveway and just needs hooked up to the house. #92709

3222 Locust Dr. • \$365,000



Brick ranch-style home in Mountview Park. Five bedrooms, 2 baths, detached 2-car garage. Close to elementary school, junior high and high school. #92507

9817 Bell Ln. • \$1,295,000



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2207 LeDoux Dr. • \$510,000



Immaculate 3 bedroom, 2 full bath ranch with unfinished garden-level basement. Luxury vinyl plank flooring, solid surface countertops, stainless steel appliances and 3-car attached garage. Central air and fenced landscaped backyard. #92330

1844 Mesa Trail South • 299,500



Ranch style manufactured home on 7.07 acres. 3 bedrooms, 2 baths, spacious kitchen and a separate dining area. 56'X40' Pole barn, fenced acreage and 16'X24' lean-to. #92073

3709 House Ave. • \$390,000



This Avenues home features 5 bedrooms and 3 bathrooms. Main level has beautiful hardwood flooring, living room has a fireplace and opens to the formal dining area with doors leading out to the fenced front yard and a porch perfect for entertaining. Eat-in kitchen has plenty of counters and cabinet space along with a pantry for food storage. Laundry hook-ups are conveniently located on both the main level and basement. #91819

9418 Smoking Oak Rd. • \$550,000



Rural story and a half home. Four bedrooms, 3 baths, 2-car attached garage. Has Black Hills gas and electric. Game room comes with some games. #91354

LAND

TBD Deming Dr. 1.13 Acres. #73346	\$250,000
Tract 6 W. Vedaunwo Rd. 35.365 Acres. #90907	\$195,000
TBD Wills Rd. .32 Acres. #91056	\$175,000
TBD Ridge Rd. .39 Acres. #91058	\$200,000
Tract 21 Mesa Trl. S .534 Acres. #92662	\$105,000

1712 Cleveland Ave. • \$340,000



Updated 4, bedroom, 2 bathroom home with an attached 1-car garage situated on a large .45 acre lot. Beautifully updated kitchen with access to the deck from the dining room. Lower level family room has a cozy wood stove and walk-out to the huge fenced backyard. Low maintenance metal siding. The central air provides summer comfort. #92650

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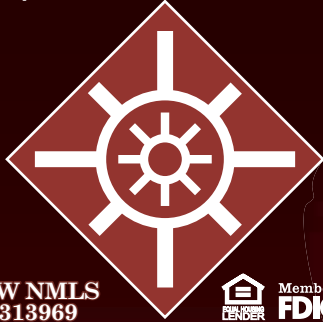


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1596 Rd. 109

Rustic retreat in Table Mountain Ranches west of Cheyenne. This 2-story log sided home offers the perfect blend of rustic charm and spacious living, complemented by a wrap-around deck and a substantial outbuilding with two 14'x12' doors with openers, concrete floor, electricity including 220, and plumbed to connect to septic. This home is equipped with modern amenities including central air to ensure comfort and convenience. The kitchen boasts ample counter space, high-quality stainless steel appliances, and plenty of storage. Retreat to one of the two tranquil bedrooms, each has it's own en suite for comfort, privacy, a peaceful night's sleep. Situated on nearly 18 acres of rustic Wyoming living backing up to three sections of state land and a private ranch. **\$825,000**



147 Ahrens Ave.

Back on the market. Well-maintained abode for a sanctuary of cherished moments and cherished memories. Stepping through the threshold, one is greeted by the comforting embrace of updated laminate flooring, lending both modernity and warmth to the interior. Four bedrooms, each with its own unique charm, 2 bathrooms, meticulously maintained. Newer carpets throughout the bedrooms and basement providing a soft underfoot sensation. This home offers a sanctuary where the heart finds solace and the soul finds belonging. **\$285,000**



6704 Braehill Rd.

Close-in rural 2.69 acre tree-lined property. Four bedroom, 3 bath home, 5-bay garage waiting for your finishing touches. Brand new, never used electrical, plumbing, furnace, central A/C and tankless water heater. Septic system, well pump and roof newly installed in 2021. Mud room, large walk-in pantry, sitting room off the kitchen, sun room off the primary bedroom. Upstairs loft/office space and large wrap-around patio. Two-bay heated garage with fully functional kitchen, laundry area, full bathroom, living room and 3 bedrooms. **\$596,000**



821 E. 17th St.

Built in 1883, the Sturgis home boasts all the elegance and Gilded Age, while offering modern amenities. This Victorian home was added to the U.S. National Register of Historic Places in 1982. This home offers 30 rooms, including eight bedrooms, seven bathrooms, more than 7,000 sq. ft., and a 4-car garage. Situated on a quarter-acre corner lot, with a Bluetooth sprinkler system and small potting shed, this property is one block west of Holliday Park. Located near schools, shopping, dining, downtown Cheyenne, and fitness facilities. **\$855,000**



5400 Imperial Ct.

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109 King Ct.

A cute little bungalow, ranch-style home. Three bedrooms with 1 bathroom that has tile surround. New stackable washer and dryer. Open concept to kitchen, dining room, living room, beautiful hardwood block counter. Remodeled kitchen with all new appliances, 2-car detached garage with alley access, large front and back fenced yards. This house is ADORABLE! You must call to see all the amenities that are included! Priced to sell. **\$299,999**



7903 Shapra Rd.

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3609 Blue Sage

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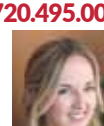
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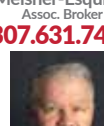
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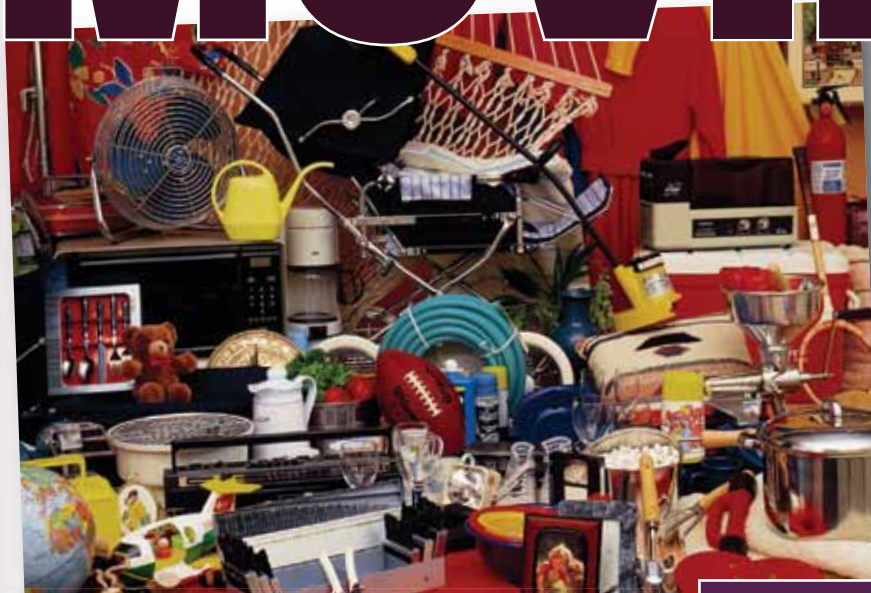
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Lots 3-6	Block 36	Big Meadow Dr	PENDING
Lots 8-12	Block 35	Big Meadow Dr	\$365,000
Lots 12-16	Block 32	Big Meadow Dr	\$365,000
Lots 2-6	Block 32	Big Meadow Dr	PENDING
Lots 7-11	Block 32	Big Meadow Dr	PENDING
	1402	Big Meadow Dr	PENDING



AVAILABLE SINGLE FAMILY OPTIONS

Lot	Block	Street	Price
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Lot 13	Block 13	Cow Camp Trail	\$91,102
Lot 3	Block 14	Cow Camp Trail	\$91,102
Lot 2	Block 14	Cow Camp Trail	\$91,102
Lot 1	Block 14	Cow Camp Trail	\$91,102
Lot 15	Block 13	Cow Camp Trail	\$91,102
Lot 11	Block 13	Cow Camp Trail	\$92,013
Lot 12	Block 13	Cow Camp Trail	\$92,013
Lot 19	Block 9	Pack Saddle Rd	\$94,300
Lot 20	Block 9	Pack Saddle Rd	\$106,430
Lot 23	Block 9	Pack Saddle Rd	PENDING
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ROOM TO ROAM Sweetgrass Village can be easily accessed via hike and bike trails woven through intimately scaled residential neighborhoods.

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The Volk Team

wendyvolk.com



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557 LEWIS GORDON



PREVIOUS BUILT HOME

Brand New Home by Leaning Tree Homes in new Cross Tie Ranches Subdivision, just off US Interstate 80 & Carpenter Road Exit. Ranch-style "Madison Plan" 2 BR, 2 BA, 2-car attached garage w/ unfinished basement. Tranquil 12.9 acres. July 2024 completion. Directions: US I-80 East to "Carpenter/Burns Exit" (Exit 386). Turn right onto Wyo State Highway 214 towards Carpenter. Go 4.88 miles & turn right onto County Road 206. Head east 1.5 miles to Road 147 & turn left. \$469,000

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). Move-in Ready! \$595,000



Check out Leaning Tree Homes' Affordable New Construction Options on Acreages in: Cross Tie Ranches, Red Roan Ranches, Lonesome Dove Ranches, Walden Ranches Estates, and more.



John



Eric



Madison

CROSSTIE
Ranches



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303 W. 8TH AVENUE



Located on a 14,027 square foot lot in the heart of The Avenues! All 1-level ranch-style floor w/ 4 BR, 3 BA. Open living room concept features a beautiful gas fireplace and magnificent views of backyard. Wrap-around sun room along the front and side of the home with automatic blinds on sensors for perfect climate control.

\$700,000



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222 EAST 18TH STREET



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\$5,500,000

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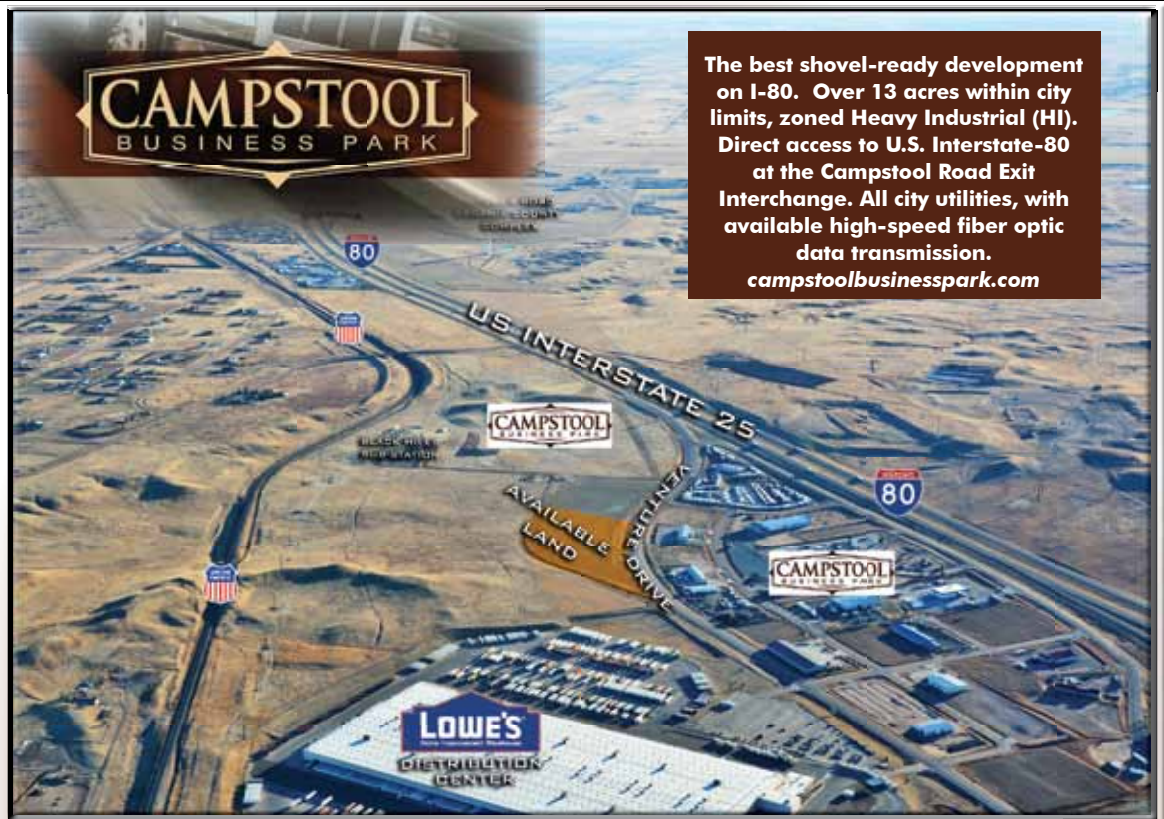
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Wendy Volk

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2177 PONY COURT



Brand-New Rural Home Under Construction by Leaning Tree Homes just north of Cheyenne. Popular ranch-style "Eric Plan" open floor plan featuring 3 bedrooms, 2 baths, 2-car attached garage. Two of the bedrooms are perfectly situated on the main level with an additional third bedroom to be finished in the basement. Tranquil property on 9.52 acres. Estimated completion of this home will be January 2025. Remainder of basement can be fully finished as an additional cost upgrade to the home. Central air-conditioning with 95% high-efficiency forced air furnace. \$529,250

420 W. 28TH STREET



Timeless elegance in this fully-updated 1.5-Story Home. Glistening hardwood floors, stunning wood trim, French doors, sun room, breakfast nook, formal living and dining room, gourmet kitchen with professional gas range and hood, 5 bedrooms, 2 updated baths and a one-car oversized garage. Located on a spacious corner lot. \$475,000

EAST 19TH ST.



Great opportunity for a vacant, fully paved, lot close to downtown Cheyenne. Standard city lot, zoned MUB, between House Ave and Evans Av. Generous existing access off of 19th street and from alley. \$139,000

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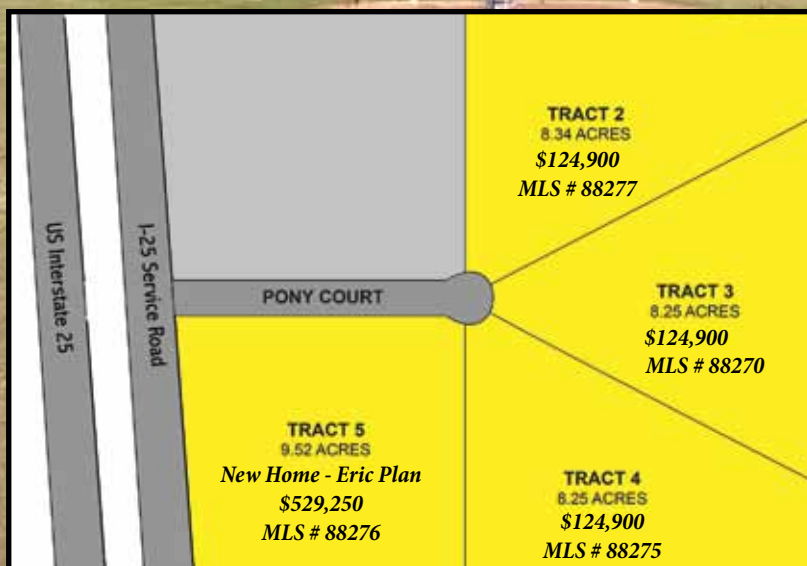
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AFFORDABLE NEW CONSTRUCTION ON ACREAGE!

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.



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Wendy Volk

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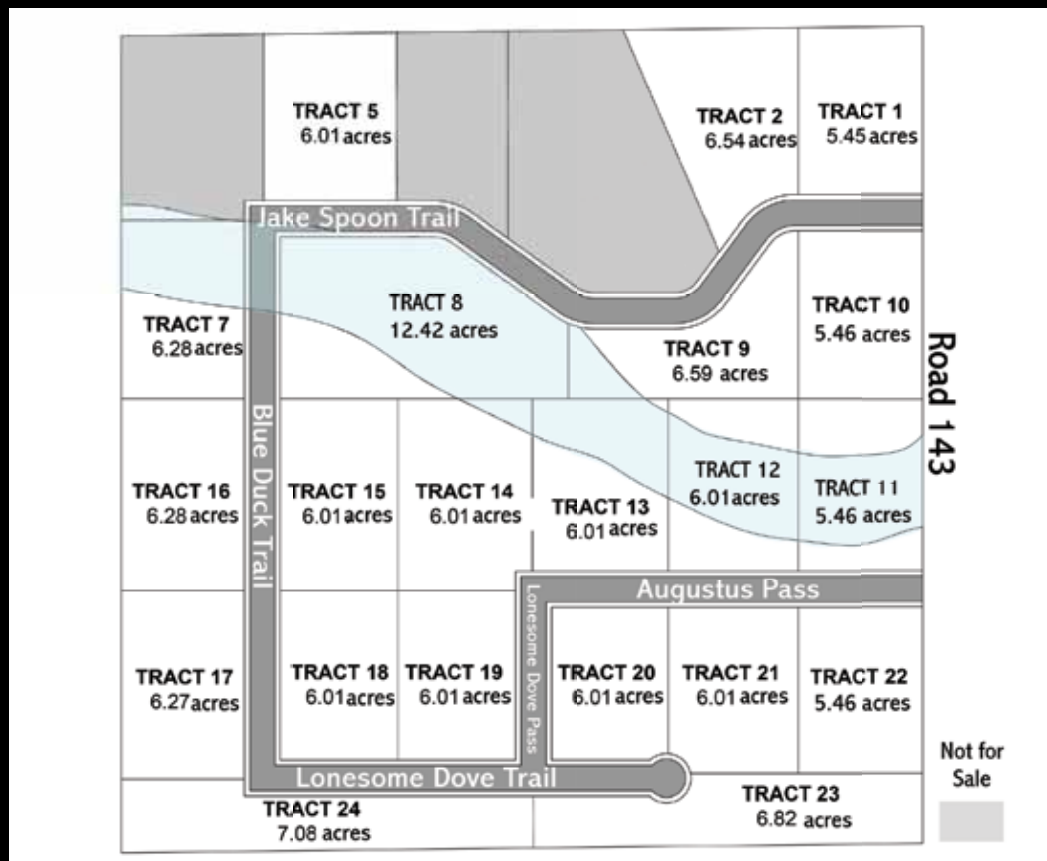
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Come experience the majestic beauty and lifestyle of living under the legendary Wyoming skies and wide-open prairie vistas. This brand new subdivision called Lonesome Dove Ranches is located just east of Cheyenne, off US Interstate 80 and Hillsdale Exit #377. The subdivision is quietly tucked away just south of US Interstate 80 at the crossroads of Road 143 and Road 210. Easy to find directions from US Interstate-80 & College Drive Exit: Go east on US Interstate-80 for 13 miles. Take Exit #377 Hillsdale (look for TA Truck Stop). Turn left towards the TA Truck Stop. Turn right onto the Interstate-80 Service Road. Head east along the Service Road for 3 miles. Turn right onto Road 143. You will drive underneath US Interstate-80 and head south 1/2 mile to the entrance of Lonesome Dove Subdivision.

Starting at \$129,900



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**4080
SADDLEBACK
DRIVE**

\$528,900



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then north to Wilderness Trail, and east
to Saddleback Lane

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**5600 OPAL DRIVE**

Explore this spacious ranch-style corner lot home in Whitney Ranch! With over 1900 square feet per level, an open floor concept, and a fully finished basement by Guardian Homes, it's better than new. The basement features two large bedrooms, a grand family room, a bathroom, storage, and a hidden safe room. Enjoy the landscaped exterior with a gate to the walking path, covered front porch with city views, and a three-stall garage with a two-car garage door for extra storage.

\$597,000**1515 SCENIC RIDGE DRIVE**

Welcome to 1515 Scenic Ridge in Rocking Star Ranch, a custom home with stunning mountain views. The open-concept living room features a gas fireplace, a gourmet kitchen, and a custom pantry. The master suite offers a luxurious shower and relaxing tub. The finished basement has two extra bedrooms, a third bathroom, and a spacious family room. The insulated garage has a gas heating system. Situated on approximately 5+/- acres, the property is conveniently located near the horse trail system in Rocking Star, providing seclusion.

\$675,000**46 ELM STREET**

Rare opportunity to own Lake Water Company, LLC, a Wyoming Public Water Utility serving 128+ homes around Glendo Reservoir. Includes 3 wells, 20K & 7500-gallon storage tanks, distribution lines, pump houses, software, well rights, and about 3,128 sq. ft. of land. The main well, 1151 feet deep, taps into the Frontier aquifer. Ideal for small business owners; all homes pay an annual water fee of \$936.

\$625,000**LOT 2, BLOCK 3/LOT 1, BLOCK 2/LOT 2, BLOCK 2/
LOT 1, BLOCK 3 E. P STREET**

Attention Developers, 4 Large lots in Eastern Torrington, WY across the street from Lincoln Elementary are ready to be built on. These lots range from 10,743 s/f to 11,202 s/f. These lots have been designed to be either individual 4-plexes or purchase two adjoining lots and build a 14 unit complex (4 lots currently available). City of Torrington has already approved either option and water taps have already been paid as well. Call listing agent for additional information.

\$58,000/each**BUCK WILSON****buck@cheyennehomes.com | MOBILE 307.221.1502****#1 PROPERTIES****cheyennehomes.com | 307.634.2222**

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5124 TOPAZ DRIVE

MOVE-IN-READY | \$659,900
2295 sf / 4 Bd / 3 Ba

Under Contract!



5201 SULLIVAN STREET

MOVE-IN-READY | \$509,900
2801 sf / 3 Bd / 3 Ba

Under Contract!



5142 SULLIVAN STREET

MOVE-IN-READY | \$429,900
1126 sf / 3 Bd / 3 Ba

Under Contract!



5149 SULLIVAN STREET

MOVE-IN-READY | \$484,900
1509 sf / 2 Bd / 2 Ba



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**1507 TRENT CT.**

Atrium 2-story Townhome in immaculate condition! Vaulted ceilings, wood burning fireplace & wet bar. Primary suite w/ full BA & loft sitting rm. Bsmt. is finished w/ 2 BR & BA. 2 car garage. Chair lift to secluded upper suite. \$341,900

**4012 RAIN DANCER TRL.**

Beautiful open floor plan w/ vaulted ceilings & hardwood floors throughout. Gourmet kitchen w/ granite countertops, breakfast bar, tile backsplash. Outside is a deck to enjoy the outdoors! Main floor laundry. Open loft/study overlooking the main level. Primary w/ en-suite bath. 2nd BR has full bath. 2-car attached garage. \$336,900

**103,107 & 109 E. 8TH AVE.**

Great investment property. Commercial building. High visibility & high traffic area. Main building, (2601 sq. ft), can be divided into 2 separate rental spaces - each w/ own entrance. 109 E. 8th has been divided into several rooms/office spaces. Separate little brick house has been completely remodeled. \$399,900



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**3012 O'NEIL AVE**

Remodeled rancher with 2 bedrooms, 1 bath, large living room and country kitchen on main floor plus loft area. Basement has been remodeled with 1 bedroom, bathroom, kitchen, living room: has separate entrance. RV parking. Centrally located: convenient to Air Force Base and downtown.

**1620 SUNNYHILL DR**

Beautifully updated ranch style home in Sunrise Estates. 5 bed 3 baths, 2 car garage and a completely finished basement. Beautiful sunroom for indoor/outdoor entertaining. Updated modern kitchen with quartz countertops, hardwood floors, and separate dining. **\$445,000**

**3701 SILVERGATE DR**

Meticulously maintained and updated home; 5 beds with a bonus room, 3 baths, and a 2 car garage. Amazing hardwood floors, new carpet, solid surface counter tops, double ovens, A/C, and a double layer back deck. Beautiful home on a beautiful lot. **\$480,000**

**5124 TOPAZ DR**

Bright and light, spacious and open, like a new home in Whitney Ranch. The house has beautiful finishes, and the primary suite and laundry room are on the main level. Upstairs has three spacious bedrooms. You'll enjoy the big, fenced backyard. **\$659,900**



Bonnie **BERRY**

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bonnieberryrealtor@gmail.com



Melissa **SWALLA**

307.214.1521

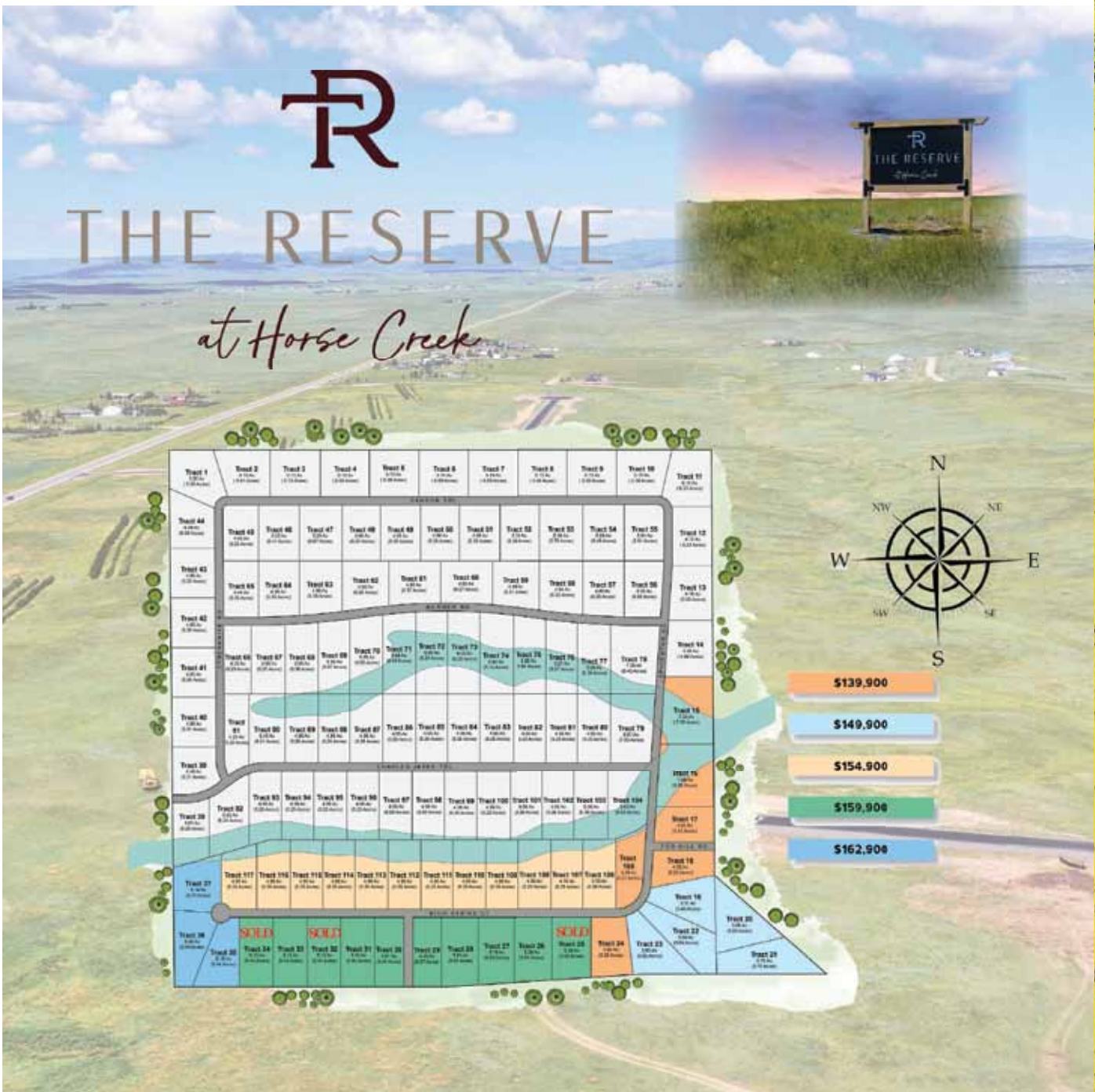
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Larry
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larry@cheyennehomes.com

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Breathtaking Views!

Paved Roads

High Speed Internet Service

Natural Gas and Electricity provided by Black Hills Energy

Terrific Location on the corner of Horse Creek Road & Telephone Road

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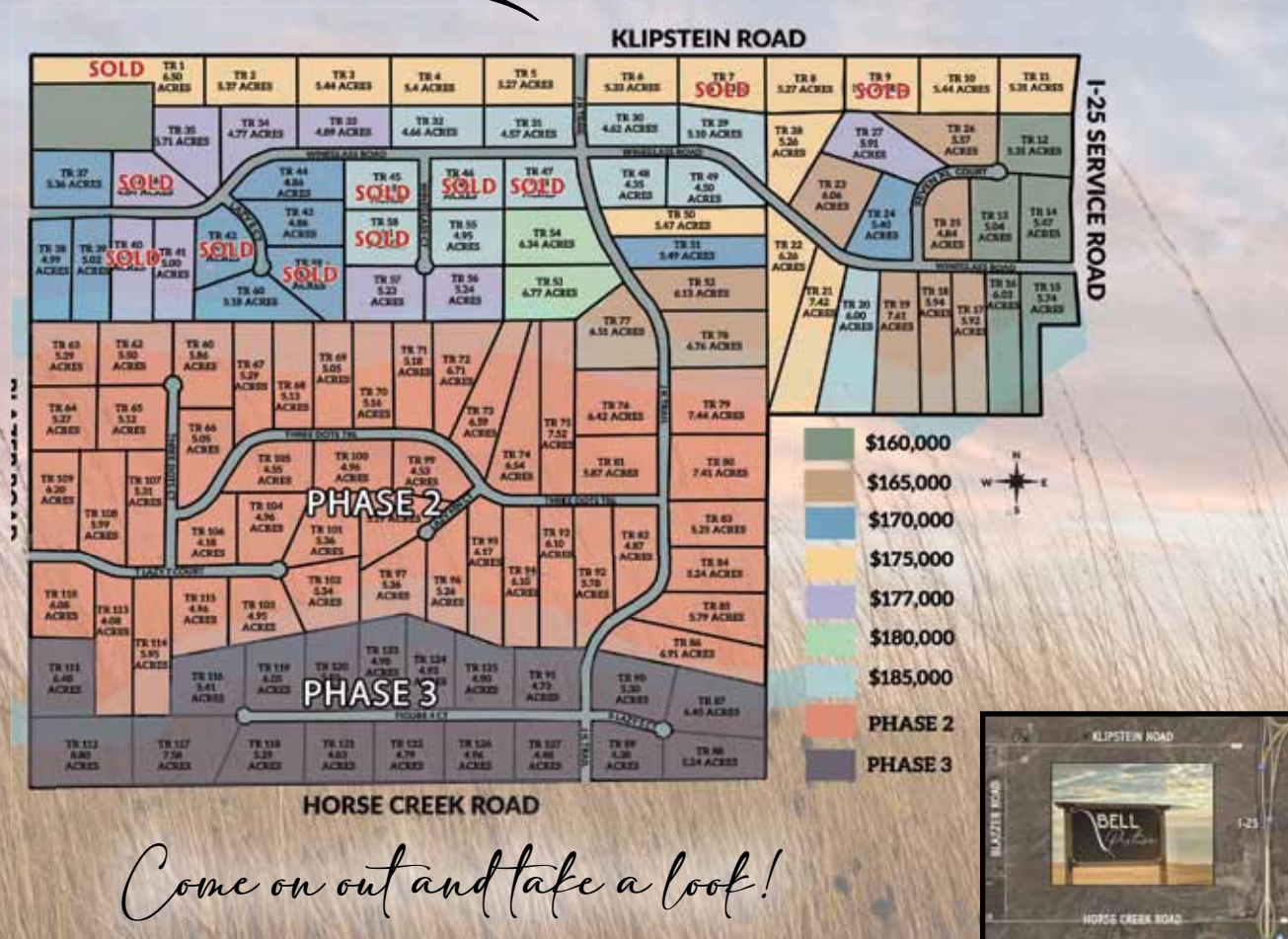
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BELL Pasture



Come on out and take a look!

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Breathtaking Views!

Paved Roads

High Speed Internet Service - Coming Soon!

Natural Gas and Electricity provided by Black Hills Energy

5 access Points of Entry: from North of Horse Creek Road,
West of I-25 Service Road, South of Klipstein Road and
East of Draper Road

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**5802 MICA BLUFF \$689,900**

Beautiful Dan Gregg new construction in the desirable Bluffs subdivision. 3BR, 2BA, 3-car garage ranch-style home has gorgeous finishes throughout, including custom cabinetry and tile, granite counters, LVP flooring. Full stone/stucco maintenance-free exterior, complete landscape package, covered deck. Ready Now!

**NEW LISTING****7224 HAWTHORNE DR. \$479,900**

Well cared for ranch style brick home in Western Hills. 3 BR, 2 BA, 2 living rooms, formal & informal dining, & spacious kitchen. Daylight basement is finished w/ large great room, bedroom, bath, laundry room & lots of storage closets. Unobstructed western views behind the house are amazing!

**under contract!****3712 SOWELL ST. \$489,900**

Located in desirable Thomas Heights. Open design concept & vaulted ceilings, kitchen has a center island and along with the dining area, gas fireplace in the living room, air conditioning, The owner's suite has good closet space and a large bathroom with double vanity and large walk-in shower. There is also main floor laundry, sprinkler system and a basement for plenty of room to grow.

**SOLD****12250 CLOUD MESA - \$675,000**

Beautiful Dan Gregg Construction re-sale in the desirable Alpine Ranch subdivision. 5BR, 3BA, huge 3-car finished garage on 3.82 acres, with 1 acre fenced. Beautiful finishes throughout including re-finished hardwood floors and new carpet. Gorgeous cabinetry, granite counters, large patio, generator, sprinkler system. Wonderful!

**SOLD****218 BENT AVENUE \$342,500**

Impeccably maintained home. 4 BR, 2 BA, 2-car garage w/ extra storage space, an incredible four seasons room, updated windows, and metal siding. Kitchen has corian counters, & appliances have been updated previously. The family room is quite large.

**SUMMIT VIEW ESTATES LOTS 2,3,6,7 \$250,000/ PER LOT**

Fabulous location to build your year-round vacation home in the desirable town of Centennial, WY. This 7 lot subdivision is adjacent to National Forest and a host of recreational activities for all seasons. Private water system (shared well) & underground electric in place - builder ready.

**TBD RAINBOW VALLEY LODGE ROAD \$950,000**

Prominence Plan offers 3 spacious BR, 2 BA, wonderful open floor plan w/ top quality, & beautiful finishes. Very spacious 3-car garage. High efficiency heat and AC, a Malarkey Legacy 50-year roof, high quality casement windows, & full, unfinished basement allowing for future expansion. Photos of similar home.

**under contract!****5106 CABLE AVENUE \$385,000**

3BR, 2BA, 1-car garage home on large corner lot. This home is completely remodeled with new white cabinetry, soft-close drawers/doors, quartz and granite counters, LVP flooring in main living area, beautiful tile baths, new deck, fencing, roof, doors, trim, and more. RV parking, sprinkler system, mature trees.

**TRACT 7 ROBERT PARKER TRAIL \$200,000**

Close in rural lot in the desirable Woods Landing Estates subdivision. This subdivision has paved roads, natural gas and fiber optic high-speed internet. This lot will accommodate a walk out basement.

**TRACT 9 CALICO HILL RANCH RD. \$100,000**

No Covenants on 39.90 acres of pure Wyoming! This piece of ground is ideal for those who need room for outbuildings or barns. Currently set up as a shooting range. Located adjacent to 4276 Calico Hills Ranch Rd - available to purchase.

**4276 CALICO HILL RANCH \$795,000**

Nv Wide open spaces to roam! 4 BR, 3 1/2 BA, formal dining, main floor laundry, large kitchen, the basement has a large family or great room, a bedroom, bathroom, massive amount of storage space. The outbuilding is perfect for woodworking, auto storage or other hobbies.



Scott & Lisa
FOSTER

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#1 PROPERTIES





CHEYENNES HOMETOWN REALTOR

BOB SCOTT

307-421-4620

BOBSCOTT@CHEYENNEHOMES.COM

**COTTONWOOD ROAD**

Over 73 acres of Wyoming, splendor! Hills and valleys, trees, & meadows. Domestic water well, 40 amp solar service and two 12 x 12 outbuildings. Amazing property is frequented by deer, elk & turkeys. Located near Guernsey Reservoir. Call today to see your little slice of heaven!

\$299,900**7007 MARIA E. LANE**

Exceptional close-in rural property! Three bedrooms, three baths home, gas and wood stoves, deck, fenced, 2-car garage, sprinkler system. 40 x 60 outbuilding with horse stalls and tack room and so much more!

\$524,900**3416 HAYES AVENUE**

Wonderful, very close-in rural property! One level living primary bedroom with bath, large 2 car garage, open concept

\$359,900**3402 HAYES AVENUE**

Location, location, location! Wonderful 1950's home on +/- 1 acre, 3 main floor bedrooms, partially finished basement,

\$259,900

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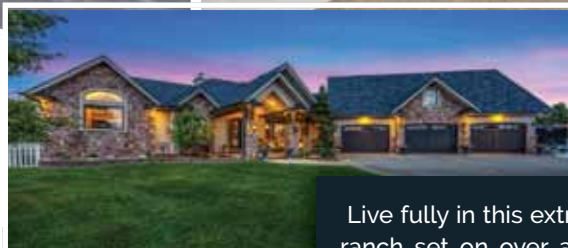
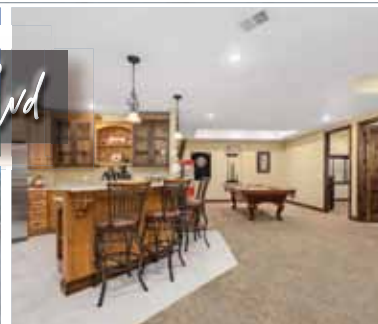
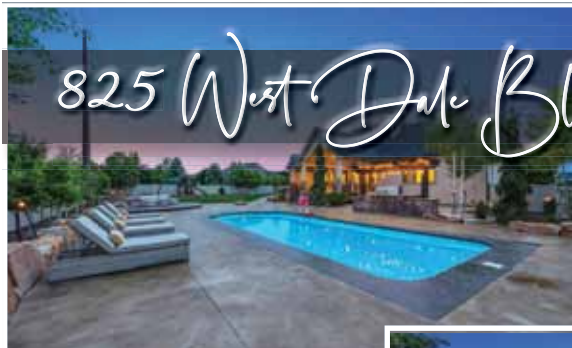
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825 West Dale Blvd



Live fully in this extraordinary, sprawling, custom-crafted ranch set on over an acre of perfectly landscaped and designed patios, porches, an outdoor kitchen area, easy-to-love in-ground pool, hot tub along with both a wood and a gas-fueled fire pit. Make this property your personal playground. The naturally inviting waterfall at the entrance brings you home to this 6-bedroom, 6-bath luxe beauty nestled in the heart of beautiful Western Hills North.

Offered at \$1,575,000

presented by **LARRY SUTHERLAND | 307-630-0528 • KIM SUTHERLAND | 307-630-1488**



1930 E. Riding Club Road



This home presents an amazing opportunity to live in the most convenient location minutes North of town off fully paved access with 5+ acres to call your own! A custom built, meticulously cared- for, one-owner ranch with over 3,800 sqft finished. The design features both main floor living and family rooms, easy-entertaining dining options plus a gorgeous 4-seasons room with fantastic prairie views!

Offered at \$780,000



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#1 PROPERTIES



**UNDER CONTRACT!**

1983 Cheshire Drive
 Stunning iconic two-story brick home! You'll love this outstanding 3 BR, 4 BA home with so many marvelous features! Beautiful courtyard & enclosed entryway open to a fabulous foyer with marble flooring. Lovely living room w/ vaulted ceiling, double ovens, & an island in the bright kitchen, separate dining, peaceful morning room, family room w/ wet bar, solarium, nice Trex deck off the spacious primary bedroom w/ 5-piece primary bath & walk-in closet. \$750,000



ANGELA
 FRENTHEWAY

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 sandee@cheyennehomes.com

1033 Pearl Court

under contract!

This home is fascinating! Could be a one family or two family home sharing combined or separate living space... The main level includes delightful kitchen - spacious and open to dining and living with nearby primary bedroom and bath. And just a few steps down from the main level - another living area that includes two bedrooms, full bath, full kitchen, dining and living with separate entrance. Shared laundry area, private entrance for both levels, two-car garage. Situated on 2.5 acres. So much more ... must see! \$375,000

4051 Outlaw Rd, Carpenter

**\$698,000**

Four year old ranch style home on 40.03 fenced acres in Remington Ranch. 15 miles Southeast of Cheyenne, 1/2 mile off paved county road. Barn has spacious loafing area, automatic waterer, hay storage, 110 & 220 power, & acres of fenced pasture. Fiber optic internet, automatic backup Generac generator, extra spray in foam insulation, lawn sprinkler system, landscaping, remote control window blinds, hand scraped oak flooring, and an adorable footed tub.

3731 Prairie Lark Lane

**\$689,000**

This beautiful brick home and hobby farm on 35 acres is just outside of Cheyenne WY with no HOA. Featuring over 4,000 sq ft of finished living space, a Mother in-law suite, a large Morton outbuilding, green house with a Koi pond, newer animal/goat shed, chicken coop, three car attached garage and so much more!

TBDE Four Mile Rd

**\$225,000**

Close in rural, 30 acres, no covenants! This size acreage is getting hard to find so close to Cheyenne. Possibility of subdividing.

Tr 114 Bucking Horse Blvd

**\$219,000**

39.73 acres borders State land to the west, features a 30x40 Duramacks outbuilding.

Tr 126 Big Prairie Blvd

**\$110,000**

35+ acres; great views, easy access off a county-maintained road in Diamond B Ranch.

Lot 3 Atlantic Dr

**\$82,000**

Grab your house plans and bring your builder to this lot in the great new neighborhood of Chukker Ridge.

Tr 96 Tennessee Rd

**\$79,999**

Lowest priced parcel in Whispering Hills, a nice rural subdivision of newer homes, 15 minutes West of Cheyenne.



Cathy Anderson

REALTOR®



307-214-0687 | canderson@cheyennehomes.com

#1 PROPERTIES

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2900 CAREY AVE



offered at \$899,900
5BR | 3BA
1-car garage
91046.mistiewoods.com



1675 ESPEN TRAIL





offered at \$699,900
3BR | 2BA
4-car garage
92657.mistiewoods.com



2346 ROAD 220



offered at \$659,900
5BR | 3BA | 7-car garage
91422.mistiewoods.com

6406 DORSEY ROAD



offered at \$625,000
5BR | 3BA | 9-car garage
92626.mistiewoods.com

4041 FARTHING ROAD



offered at \$599,900
3BR | 2BA | 3-car garage
90576.mistiewoods.com

5501 OPAL DRIVE



\$535,000
4BR | 3BA | 3-car garage
92760.mistiewoods.com

1510 GETTYSBURG DRIVE




\$469,900
3BR | 2BA | 3-car garage
92889.mistiewoods.com

601 PONY EXPRESS ROAD



\$395,000
4BR | 3BA | 2-car garage
92473.mistiewoods.com

922 BALDWIN DRIVE



\$329,900
4BR | 2BA | 2-car garage
92516.mistiewoods.com

609 MONROE AVE



\$320,000
5BR | 2BA | 1-car garage
92737.mistiewoods.com

1901 E PERSHING BLVD




\$279,900
3BR | 2BA | 1-car garage
92608.mistiewoods.com

PARCEL B ROAD 113




\$250,000
35.50 Acres
92609.mistiewoods.com

1108 AHRENS AVENUE



\$230,000
4BR | 2BA | 2-car garage
91992.mistiewoods.com

TRACT 14 OLD FAITHFUL WAY




\$200,000
8.31 Acres
90391.mistiewoods.com

TBD KLIPSTEIN ROAD



\$170,000
5.00 Acres
92278.mistiewoods.com

1532 TRENT COURT



\$155,000
1BR | 1BA
92540.mistiewoods.com

412 LONESOME COURT



\$62,000
3BR | 2BA
92713.mistiewoods.com



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