

*Preview*

Volume 42 | Number 10

**OCTOBER 2024**

# REAL ESTATE GUIDE

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



**FREE**







### 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.

**\$780,000**



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**307.399.1961**



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**307.477.0481**



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**307.631.7471**



**Russ Smiley**  
Associate Broker  
**307.640.1034**



### 3590 Burns Ave.

**On 4.45 acres, this ranch-style home designed for practical and efficient living.** Open floor plan connecting the living, dining, and kitchen areas. Relax in the living room complete with a cozy fireplace. The kitchen is a chef's delight has modern appliances, and ample counter space. Large backyard with endless possibilities. Perfect for horse enthusiasts, complete with spacious stables and room for riding. Near schools, and major roadways. A detached 2-car garage, a large laundry room, and ample storage.

**\$520,000**



### 4717 Cactus Way

**Don't miss this charming 3 bed, 1 bath, 1-stall garage** nestled in Buffalo Ridge. This home has mature trees, central A/C, updated windows, fresh paint throughout, new beautiful engineered hardwood flooring, covered front porch, a fenced yard, main floor laundry and main floor bedrooms. Only minutes from Dell Range with quick access to shopping, banking and restaurants! Move in ready!

**\$275,000**



### 713 Pearl Ct.

**Spacious 5 bedroom, 2 bathroom home with a 2-car garage.** Meticulously designed landscaping, including a self-watering garden and 3 serene water features. Entertain guests around the fire pit or challenge friends to a game on the volleyball court. Enjoy the above-ground saltwater pool with a solar heater. Main floor features hardwood flooring, 2 electric fireplaces. Laundry facilities on the main floor and basement levels. Garage is equipped with 220-volt electric service, ideal for any enthusiast or hobbyist.

**\$500,000**



### 705 Creighton

**Brick ranch-style home in Western Hills,** situated right across from Jessup Elementary and minutes from shopping. This spacious 5 bedroom, 3 bathroom home offers over 2,800 sq ft of living space. Oversized 2-stall garage. Stainless steel appliances and quartz countertops in the kitchen. Enjoy 2 fireplaces, ideal for cozy evenings. Three main floor bedrooms and 2 additional in the basement as well as a second living area. Huge corner lot with front and back sprinklers for easy maintenance and a fenced back yard.

**\$450,000**



### Tract 335 and 336 Wild Horse Ranch, Laramie

**Together tracts 335 & 336 in Wild Horse Ranch offer a total of 85.16 acres of pristine land just 20 minutes from Laramie.** Wild Horse Ranch is a community that embraces the natural splendor of Wyoming's landscapes. For fishing and boating enjoy access to Twin Buttes Lake and private access to Lake Hattie, complete with a community picnic area for residents. Lake Hattie also offers other activities including ice fishing and windsurfing. The property boasts 360-degree views of rolling hills, mountains and lakes. Wildlife abounds in this area with wild horses roaming freely across the ranch as well as deer and antelope. The property's unique position, bordering 640 acres of Wyoming State Trust land and 640 acres of BLM land as well as proximity to the Medicine Bow national forest ensures unrivaled privacy and access for hunting and countless outdoor adventures. Whether you envision a cozy cabin, a sprawling ranch or a modern retreat, this land is the perfect canvas for your dream!

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**If you are curious and would like more information just reach out!**



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# Preview

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# REAL ESTATE GUIDE

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Mike  
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Sales Associate  
630-2735



Asha  
Bean  
Sales Associate  
286-0269



Trenille  
Young  
Sales Associate  
262-9617

Under Contract



**3378 Rd. 215 • \$649,500**

Custom built home with quality finishes throughout, solid hardwood floors through living room, dining and kitchen. Granite and custom tile work in kitchen and bath along with knotty alder wood doors. Stainless steel appliance package, 2x6 construction, 96% energy efficient furnace with foam insulation and central air conditioning. Lot has numerous well-established trees and 2 outbuildings both with concrete floors, spray foam insulation and electricity.

**Tammy Tschacher • 631-2885 #94348**

New Listing



**1430 Jonah Dr. • \$769,900**

This stunning home is too beautiful for words! It boasts one of the largest lots in the Pointe with fantastic views. There are 4 bedrooms all on 1 level. The basement is a walk out to the large backyard. With over 4,200 square feet, there is room for everyone!

**Judy Edgar • 631-1126**

**#94538**

Under Contract



**202 Bighorn Ave. • \$250,000**

Manufactured home on permanent foundation built in 2020 in Burns, WY on a .25 acre corner lot. Over 1,200 sq. ft. of living space, split ranch floor plan. Large open kitchen with lots of cabinets, counter space and a buffet area off of dining area. 2 bedrooms and bath on one side and primary bedroom on the other side with a large walk in closet, bathroom has double vanity and soaker tub. Spacious laundry room. Central air was added in 2021.

**Dana Diekroeger • 421-7593 #93899**

New Listing



**800 Ridgeland St. • \$389,000**

Looking for a home in a well established neighborhood, ranch style, all brick, large lot in north Cheyenne and walking distance to schools? If these are checking off all of your boxes, you won't want to miss it. This home has lots of windows, formal living/family room, dining area off of the updated kitchen with a pantry. Gleaming hardwoods in all bedrooms and also under the carpet areas. Downstairs has another living area with a second wood fireplace and a large room with a closet. Customize this home to your liking, it has been very well cared for over the many years of the sellers ownership.

**Dana Diekroeger • 421-7593 #94473**

Under Contract



**914 Hot Springs Ave. • \$537,900**

Property with exceptional rental history with a low vacancy rate. Located in the East central part of the city, close to schools, restaurants & more! Apartment building with 4-car detached garage with an independent garage for each unit. With vinyl exterior siding on both buildings & garages, exterior maintenance is minimal. All furnaces are 2 years old. Great investment opportunity!

**Linda Weppner • 630-0955 #93473**

New Listing



**540 S. Lincoln St., Laramie  
\$300,000**

Beautifully renovated split-level townhouse at 540 Lincoln St. This 3 bedroom, 2 bath home is complete with newer siding and roof, central air conditioning and an abundance of natural light, newer flooring and beautifully remodeled bathrooms. The expanded master suite offers a peaceful retreat after a long day. The kitchen remodel features a sleek design and stainless steel appliances.

**Dana Diekroeger • 421-7593 #93345**

Under Contract



**1815 Copperville Rd. • \$262,500**

Two bed, 2 bath townhome nestled in a quaint and desirable neighborhood. Covered porch for a place to unwind after a long day. Wood stove in the basement. The primary bedroom contains a doggy door for your fur baby. From the master, you walk out to the deck to enjoy your morning coffee or have a gathering with family and friends.

**Trenille Young • 262-9617 #94023**

Under Contract



**TBD Happy Jack Rd.  
\$99,900**

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



**762 Valley View Dr. • \$675,000**

Escape the hustle and bustle of city life to this remarkable country home nestled in the Table Mountain Ranches. Just a short drive to town or to Curt Gowdy State Park, you will find yourself falling in love with the views and this gorgeous home. Four bedroom, 4 bathroom home, 2-car garage with work room in the back and an outbuilding sitting on 10.94 acres. Complete with a hot tub after a long day. Home also has access to the community arena!

**Megan Best • 719-465-4724 #94573**

Under Contract



**12611 Glencoe Dr. • \$575,000**

Fantastic rural property. This property is a fixer upper with great opportunity. Massive living room with fireplace and tons of natural light. This home offers 2 bedrooms on the main level and 2 bedrooms on the upper level with their own private bath and 5th bedroom in the basement. The exterior is in great condition with new exterior paint and a new roof.

**Tammy Tschacher • 631-2885 #94320**



## New Listing

**711 Walterscheid Blvd. • \$275,000**

Don't miss this hidden gem, walking distance to schools, parks and shopping. Three bedrooms, 2 bathrooms, large family room and open kitchen, there is room for a dining table in the kitchen. Newer windows and carpet. The backyard is fenced with an inviting covered deck off the front, perfect for grilling and entertaining. The detached-outbuilding has a concrete floor and electricity. Could even be converted to a 2-car garage with little expense. There is also alley access and some small space for RV parking.

**Dana Diekroeger • 421-7593 #94499**

**Tract 8 Stagecoach Hills  
\$99,900**

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 #92281**

## 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**



**Tammy Tschacher**  
Sales Associate  
631-2885



**Devan Gable**  
Sales Associate  
907-306-8197



**Megan Best**  
Sales Associate  
719-465-4724



**Adel Gallardo**  
Sales Associate  
286-7391

**6214 Moccasin Ave. • \$465,000**

Welcome to this remarkable all-brick 6 bedroom, 4 bathroom home with an attached 2-car garage, situated on a spacious lot with a large, beautifully maintained yard. Perfect for growing families, this property offers an abundance of living space and is just a short walk to a junior high school, making mornings easy and convenient! Whether you're entertaining in the expansive living areas or enjoying the backyard, this home is designed for comfort and versatility.

**Tracy Wilson • 630-8686 #94713**

## Under Contract

**6212 Kemp Hill Dr. • \$450,000**

Nestled in a quiet cul-de-sac, this 5 bedroom, 3 bathroom, 2-car attached garage home offers a perfect blend of comfort and style. Featuring an open living space floor plan with custom-made maple butcher block countertops in the kitchen, it's the perfect space for entertaining. There are 3 bedrooms on the main level and 2 bedrooms and laundry in the finished walkout basement, you'll find custom touches throughout the home! This is a prime location in northern Cheyenne, close to schools, restaurants, and shopping!

**Devan Gable • 907-306-8179**

## New Listing

**853 Melton St. • \$395,000**

Cozy older home includes 5 bedrooms, 2 baths including an additional customized primary bedroom and a fireplace upstairs and downstairs. Ample storage and workshop in garage! Family room in basement with fireplace. Lovely deck, covered sunroom, generous backyard. Brand new water heater and other plumbing updates and a roof certificate.

**Trenille Young • 262-9617 #93834**



**James Lozier**  
Sales Associate  
602-614-2078



**Rob Higgins**  
Broker Associate  
631-0448

## New Listing

**513 Harvard Ln. • \$425,000**

Charming brick ranch-style home with comfort and style. Spacious main level with beautiful hardwood floors, inviting living room with fireplace, dining area and galley kitchen. Fully finished basement with generous family room and fireplace. Five bedrooms, 3 bathrooms, oversized 2-car attached garage, direct access to patio and pergola perfect for entertaining..

**Tracy Wilson • 630-8686 #94711**

**347 Wild Horse Ranch  
\$170,000**

A chance to own beautiful acreage at The Wild Horse Ranch at Lake Hattie! Located near the foothills of the Medicine Bow Mountains, this 37.98 parcel borders BLM land adjacent to Lake Hattie. Beautiful mountain views, wild horses, Wyoming skies and seamless access to Lake Hattie!

**Asha Bean • 286-0269 #94733**

## New Listing

**7019 Evers Blvd. • \$689,000**

Western Hills subdivision, walking distance to several schools. Immaculate 2-story home with finished basement. Large corner lot, brand new private deck. Open floor plan. Main floor has living room, dining room, open kitchen with center island that opens into the family room. Second floor has large en suite bedroom and 3 more bedrooms. Finished basement with a full wet bar, 5th bedroom, full bath and tons of storage. Additional room was used as a craft room. New windows, interior paint, exterior paint, metal roof and gutters, 2 new AC units, hot water heaters and furnaces.

**Dana Diekroeger • 421-7593 #94474**



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*The best time to buy a house? Fall and early winter. More specifically, October is when buyers typically get the best prices on real estate, according to a report from ATTOM Data Solutions, which analyzed more than 39 million single-family home and condo sales between 2013 and 2021. - Forbes Advisor, 2024*

*<https://www.forbes.com/advisor/mortgages/best-time-to-buy-a-house/>  
Author of Article: Natalie Campisi*



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**512 E. 25th St. • Cheyenne • \$499,000**



- 4 bedrooms, 4 baths
- Vaulted ceilings
- Walk-in closets
- Covered porch

**8302 Barrington • Cheyenne • \$599,000**



- 5 bedrooms, 2 baths
- 2-car attached garage
- Walk-out basement
- 9 acres, 3 outbuildings

**814 Sunridge Dr. • Cheyenne • \$310,000**



- Amazing kitchen
- One level living

### Chugwater

- Lot 1 .82 Acres. \$35,859
- Lot 2 1.70 Acres. \$74,000
- Lot 3 1.88 Acres. \$82,030
- Lot 4 1.38 Acres. \$60,237

### Cheyenne

- Bade Rd. 20 Acres. \$199,000

**318 Abby Rd. • Cheyenne • \$269,900**



- 2 bedroom, 2 bath
- End unit townhome
- 2-car attached

**2411 E. 12th St. • Cheyenne • \$299,000**



- 3 bedroom, 2 bath
- New kitchen
- RV parking/access
- 1-car detached

**5230 Point Bluff • Cheyenne • \$365,000**



- 4 bedroom, 2 bath
- 2-car attached garage
- Corner lot

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Step into the charming small-town lifestyle with this inviting 4 bed, 3 bath, 3-car garage home on Main Street in Burns. Recently renovated, this residence features fresh flooring throughout, a modernized kitchen, and revamped bathrooms.



333 HYNDS AVE. \$349,999

Discover a home like no other! Experience unparalleled comfort with spacious living areas, generous bedrooms, and three full bathrooms, making it perfect for larger families. The oversized two-car garage features space for all your projects.



4008 EVERTON DR. \$379,999

This inviting bi-level offers 4 bedrooms, 2 bathrooms, and a 2-car garage, perfectly situated on a desirable corner lot. Enjoy the best of both comfort and convenience with a thoughtfully designed layout and modern features. Step inside to discover a warm and welcoming atmosphere.



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!



1008 W 20TH ST. \$244,900

Welcome to this cozy, well-maintained gem offering a comfortable living space. Perfectly designed for easy living, this delightful 3-bedroom, 1-bath home features all living areas on one level. Outside, enjoy the convenience of a detached 2-car garage.



508 E 9TH ST. \$269,900

This delightful 2-bedroom, 1-bathroom residence offers beautifully renovated, all-on-one-level living space situated just minutes from downtown Cheyenne. Step inside to discover a thoughtfully updated interior, featuring contemporary finishes and an inviting atmosphere. Outside, you'll find a detached 3-car garage, providing secure parking.



5025 RICHARD RD. \$0.50/SQ FT.

Fully fenced 3 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.



3120 OLD FAITHFUL RD. \$1,350,000

This expansive commercial property boasts over 21,000 square feet of versatile space presenting a rare chance to secure an office location to house your business or investment opportunity. Situated in a high-traffic area with excellent visibility and accessibility.



3118 DILLON AVE. #3 \$209,999

Step into the charm of this renovated 1940's condo. Nestled just moments away from downtown Cheyenne, this abode boasts two cozy bedrooms, a sleekly modernized bath, and a detached garage to house your vehicle securely. Don't miss your chance to own this delightful retreat!



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





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**1420 E 13TH ST. \$329,900**

Welcome to your spacious home conveniently located mere minutes away from Holliday Park. As you step inside you're greeted by an expansive floor plan, including four bedrooms of which three are ensuite. The possibilities are endless with the unfinished basement, offering abundant space for customization.

**3009 WHITNEY RD. \$458,000**

Welcome to this versatile and unique property, perfect for multigenerational living or investment opportunities! Nestled on a generous 1.51 acre lot, this property features three distinct residences. All three residences are on their own meters for electricity and share a well and septic system.

**TBD GANNETT PEAK DR. \$400,000**

7 Prime Commercial/Industrial lots located within 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.

**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.

**600 CENTRAL AVE. \$1,169,999**

Explore this renovated 17-unit complex, positioned just moments away from the bustling highway and downtown Cheyenne. Whether you're an astute investor aiming to tap into the thriving short-term rental market or seeking a strategic investment in traditional apartment accommodations, this property offers limitless potential.

**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!

**3020 REED AVE. \$449,900**

This beautifully updated residence offers the perfect blend of modern convenience and timeless charm. Featuring 5 bedrooms and 2 bathrooms, this home is designed to accommodate your every need. The basement of this home features 2 additional bedrooms and a second kitchen area that's ready for you to add your preferred appliances.

**1721 AMES AVE. \$585,000**

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.

**627 HIRST ST. \$439,900**

Welcome to your spacious retreat in the heart of Western Hills. This beautifully renovated bi-level home boasts 4 bedrooms, 3 bathrooms, and a 1-car garage, offering both comfort and style. Recently updated, this home features fresh paint, new flooring, and upgraded fixtures throughout. Enjoy a seamless flow between the kitchen, dining area, and living room.

**8001 RICH STRIKE RD. \$799,000**

Plans just approved for this new construction home, showcasing an impressive array of features destined to elevate your lifestyle. Boasting an impressive four bedrooms, two baths, and an expansive four-car garage built by OAC Custom Homes Inc. Each bedroom within this home boasts its own walk-in closet, ensuring ample storage space and fostering a sense of organization and tidiness throughout.

**2409 E 10TH ST. \$265,000**

This renovated 2-bedroom, 1-bathroom home combines cozy comfort with modern convenience. The open concept layout seamlessly connects the living, dining, and kitchen areas. Step outside to enjoy a large front deck—ideal for sipping your morning coffee or hosting summer gatherings. The expansive yard provides plenty of room for outdoor activities. A detached 2-car garage offers ample space for vehicles and storage.

**3644 SKY VALLEY RD. \$859,900**

Step into luxury and comfort at Sky Valley Estates, where an extravagant new build is currently under construction. This stunning property exemplifies modern living with meticulous attention to detail. Featuring 5 bedrooms, 4 bathrooms, and a spacious 4-car garage, this home offers convenience with all main floor living. With NO COVENANTS, you have the freedom to personalize your property without restrictions.

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**7220 Bridle Dr. • \$636,000**



### "Desirable Western Hills"

Awesome 2-story home with 4 bedrooms, 3 baths, 3-car attached garage with great curb appeal. Updated kitchen and baths with granite countertops, 2 living room areas plus family room in basement. Beautiful enclosed heated sunroom. Office area on main floor. Four large bedrooms on 2nd floor with 2 having walk-in closets. Large laundry room also on the 2nd floor. Primary bedroom is large and has a jetted tub in primary bathroom. Possibility for a 4th bath in basement. Oak flooring in kitchen, tile flooring in sunroom and upstairs bathrooms, granite in kitchen, all bathrooms and laundry room, jacuzzi jetted tub in primary bathroom, redwood 2-level deck with built-in seating and gas grill, additional insulation and electric heater in garage, Generac generator installed in 2023.



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**UNDER CONTRACT**

### 3645 Essex Rd.

House is nestled in an established neighborhood and offers a cozy and welcoming atmosphere. With 3 spacious living areas, there is plenty of room for relaxation and entertainment. The all-brick exterior ensures durability and low maintenance. The property features a convenient 2-car garage with a shop area, perfect for DIY projects or extra storage. Enjoy the large sunroom that brings in ample natural light that connects to the well-maintained backyard. The backyard sports mature landscaping and plenty of shade. The eat-in kitchen provides a warm and inviting space for family meals. With a formal dining room, you are ready for all your special occasions. With five bedrooms and three bathrooms, there is plenty of space for a growing family or hosting guests. The clean hot water heat system keeps the house comfortable during the colder months. Additionally, the basement boasts an extra kitchen and a large laundry room for added convenience. This well-maintained home is a true gem for those seeking comfort and functionality in a peaceful neighborhood setting.



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### Lots 5-8 • Rd. 136 • \$100,000

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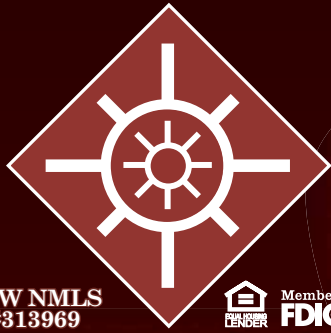


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### 6310 Browning Dr. • \$850,000



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#94391



### 1009 Christine Cir. • \$150,000



**Manufactured home situated on its own 1/3 acre lot.** The home features 3 bedrooms, 2 baths, an enclosed sunroom with gas stove and an enclosed patio, large 2-car garage with a separate workshop. Multiple utility sheds provide plenty of storage space.

#94655

### 1322 Red Hawk Dr. • \$575,000



**Beautiful 3 bedroom, 2 bathroom home** with an attached 3-car insulated garage, situated on 2.63 acres just minutes from Cheyenne. Open living room/dining/kitchen. The kitchen features a huge pantry along with granite countertops and a gas stove plus electric hookup for a stove as well. Cozy gas fireplace in the living room and central air conditioning ensure year round comfort. The large

primary bedroom features a walk-in closet plus a 5-piece private bath. Convenient wash tub in the laundry room. Freshly painted interior and exterior. The full unfinished basement provides room for storage or expansion needs. You'll love relaxing or entertaining on the rear deck and front patio enjoying the sunrises and sunsets.

#94685

### 3608 Land Ct. • \$285,000



**Two story, 3 bedroom, 2.5 baths, townhome** with attached 1-car garage. Tile floors on main, granite countertops, with sprinkler system.

#94327

### 3941 McComb Ave. • \$320,000



**Needs TLC.** Excellent opportunity to own an Avenues home. This 4 bedroom, 2 bath home includes a 2-car detached

garage. Hardwood floors on the main level. Finished basement. Lots of storage and large rooms. Fenced backyard.

#93149

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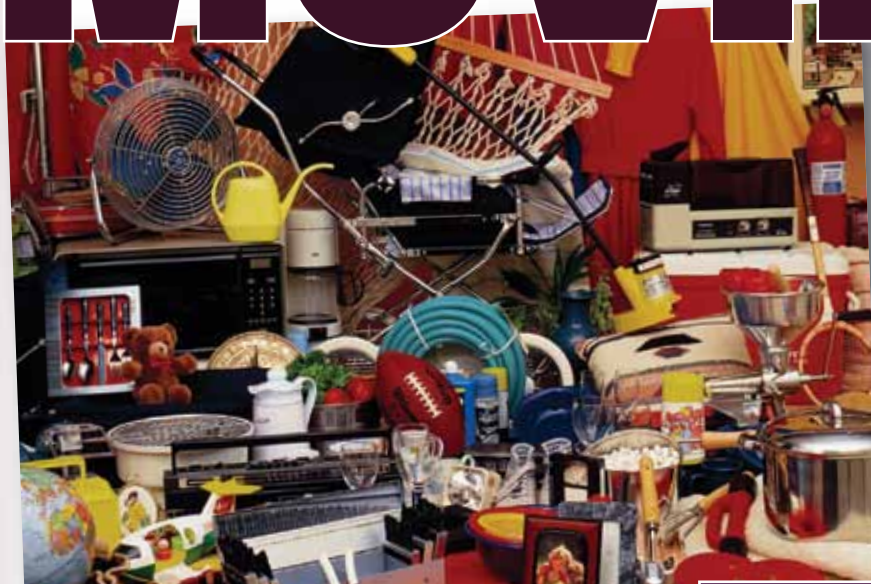


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Douglas, Converse County, Wyoming  
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**\$630,000**Cory Clark at (307) 334-2025  
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Burns, Laramie County, Wyoming  
139.65± deeded acres with a 1,695 sq. ft. home with additional outbuildings. Excellent potential for horse property.

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Prairie Center, Goshen County, Wyoming  
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**SOLD****23 HARVARD RD, BUFORD WY  
\$1,100,000**

Stunning, one-of-a-kind D log home on 40 secluded acres just minutes to Medicine Bow National Forest. Nearly 3000sf of living space on 1-level, plus 1400sf of covered wrap-around decks.

*under contract!***5815 DAKOTA DR. \$470,000**

Desirable Dakota Crossing. 2-story home has quality finishes: Hardwood flooring & granite counters. Formal dining & breakfast nook w/ spacious kitchen w/ plenty of counter space. Upstairs are 3 BR & 2 BA. Primary BR has gas fireplace, walk-in closet, jetted tub, walk-in shower, double vanity.

**NEW LISTING****2511 E 13TH \$337,500**

This newly remodeled home offers 4BR, 2BA, and a 1-car garage with a main level bedroom and bath. Attractive oak floors on the main level, new baths, kitchen, furnace, landscaping, covered front deck. Spacious loft on the second level is a great getaway.

**NEW LISTING****1815 GETTYSBERG DR \$459,900**

Very nice 3BR, 3BA, 2-car garage rancher w/ walkout basement. Finished basement offers large BR, BA, spacious FR. Modern paint, white kitchen w/SS appliances. Cherry flrs on main, office.

**SOLD****5325 HACKER CT. \$435,000**

Striking brick twin home in North location w/ 3BR, 3BA, & spacious 2-car garage. Partially finished bsmt. offers a large BR, full BA, & nice sized family room. There is also space for storage or future finish. Yard is well maintained w/ sprinkler system & covered deck.

**SOLD****5149 KING ARTHUR WAY \$459,900**

Exceptional home offers so much! Stunning gourmet kitchen w/ 5 burner gas stove, lots of counter space in granite, lots of cabinetry for storage & plenty of room for dining. Covered patio off kitchen. Family rm is large. Primary BR measures 27' wide & nice bath.

**NEW LISTING****4801 RANCH HOUSE WAY  
\$445,000**

5BR, 3BA, 2-car garage home in excellent condition. Wonderful, large maintenance-free deck for outdoor entertaining. Hardwood and slate tile flooring, gas FP, shed for extra storage.

**TRACT 3 SUMMIT VIEW CT.  
\$890,000**

Beautiful Dan Gregg Homes new construction in Centennial, WY. The Gannett, offers 3 BR, 2BA, & 3-car tandem garage. Top quality finishes inside and out, including custom cabinetry, granite counters, gas fireplace, vaulted ceilings.

*under contract!***TRACT 9 CALICO HILL RANCH  
RD. \$125,000**

No Covenants on 39.90 acres of pure Wyoming! This piece of ground is ideal for those who need room for outbuildings or barns. This property is set up with a shooting range and is located adjacent to the wonderful home at 4276 Calico Hills Ranch Rd

*under contract!***4276 CALICO HILL RANCH \$750,000**

Situated on nearly 80 acres, 4 BR, 3 1/2 BA, formal dining, main floor laundry, large kitchen, basement has large family or great room, a bedroom, bath, massive amount of storage space. The outbuilding is perfect for woodworking, auto storage or other hobbies.

**SUMMIT VIEW ESTATES LOTS 6 & 7  
\$225,000/ 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.

**NEW LISTING****5714 MICA BLUFF \$697,900**

Stunning new Dan Gregg build in Bluffs subdivision near Anderson Elementary. Granite plan features 3 bedrooms, 2 baths, open layout, custom kitchen, gas fireplace, and luxury finishes. Exterior includes stucco, stone, deck, patio, and landscaping. Completion in October.

**SOLD****720 E. 22ND STREET \$350,000**

Attractive 3BR, 2BA, 1-car garage home in great central location. Well maintained, updated home can be used as a single family or as a duplex (its current use). Updated kitchen, baths, refinished hardwood floors. Great sized rear yard is perfect for summer.

**4801 BIG SUR \$355,900**

3BR, 2BA, 2-car garage bi-level home has updated kitchen and main bath, newer carpet, brick and vinyl exterior. The Lower level has a spacious primary bedroom and bath along with a nice family room. There is also a large workshop off the garage.

**1905 PRAIRIE DOG DR. \$369,000**

This great Cheyenne Ranch home is move-in ready w/ 3 BR, 3 BA, 2 car garage. Wood floors on main, granite counters in the kitchen, & main floor laundry. Central air to keep you cool! Spacious, fenced backyard is perfect for summer BBQs.

**4805 BLAZING STAR \$825,000**

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**5106 & 5112 SULLIVAN STREET**  
MOVE-IN-READY | \$454,900 | Bergamot  
1126 sf / 3 Bd / 3 Ba



**5215 SULLIVAN STREET**  
MID-NOVEMBER | \$506,400 | Watercress Twinhome  
1509 sf / 2 Bd / 2 Ba



**4914 CARLA DRIVE**  
LATE SEPTEMBER | \$598,900 | Foxtrot  
1544 sf / 3 Bd / 2 Ba



**5323 SULLIVAN STREET**  
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**6902 MANHATTAN LANE**  
Lovely tri-level home with 3 bedrooms, new carpet, galley kitchen, spacious family room, large laundry, tankless water heater, central A/C, and backyard access.



**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. \$341,900



**443 CARRIAGE DR.**  
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**#1 PROPERTIES**

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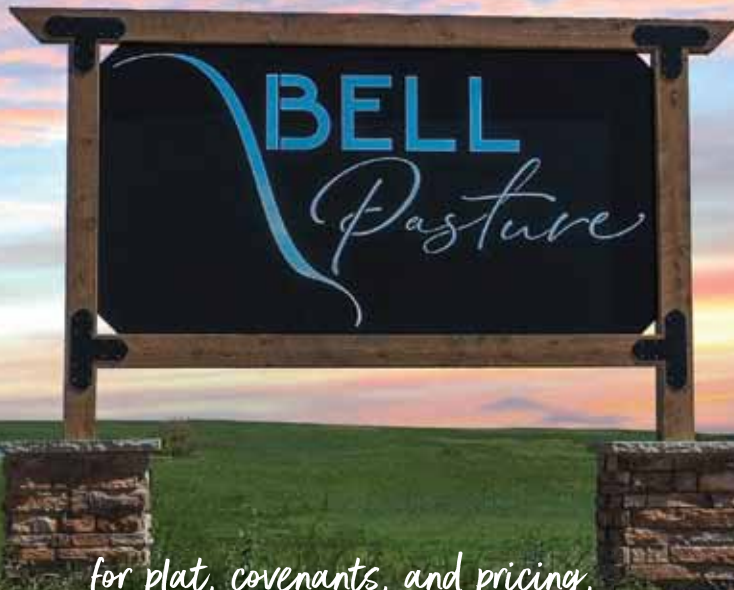
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**Paved roads**



*Roxanne Garaventa* **307.421.9431**





**504 Thoroughbred Ln \$975,000**

Spectacular brick ranch home with soaring ceilings, quartz countertops, gas fireplace, loft, 4-car garage, and serene yard with mature trees.

**\$515,000 4026 Foster Ave**

Immaculate Saddle Ridge ranch style with 10-foot ceilings, granite countertops, custom bath, fold-up gym, EV charger, and stunning landscaped yard.



**ANGELA**  
FRENTEWAY  
(307) 214-1495  
angela@cheyennehomes.com

**1109 Cactus Hill Road**

This home is SPECIAL... embrace years of fun-filled memories with family and friends! This delightful brick home boasts two bedrooms and a den upstairs plus another two bedrooms downstairs. Spacious dining and living room with gas-log fireplace up and an electric fireplace down! Room for family gatherings, office and crafts too! Attached two-car garage! Covered front porch. An amazing backyard, private and open with patio, block-fencing and a blanket of turf that is so very inviting! \$375,000

**CARL & SANDEE WAMBOLDT**

CERTIFIED RESIDENTIAL SPECIALISTS  
e-PRO CERTIFIED

www.cheyennehomes.com

Associate Broker, CRS, GRI

773-8450 OFFICE

640-2222 CELL

carl@cheyennehomes.com

Associate Broker, CRS, GRI

OFFICE 773-8473

CELL 630-8265

sandeew@cheyennehomes.com



# "Your story begins at home!"

**616 W Allison Rd****\$500,000**

Spacious brick ranch home with huge shop, RV/boat carport, modern kitchen, open basement and enclosed yard.

**PENDING****248 Reed Ave****\$330,000**

Spacious bi-level with 3 beds, 2 baths, two family rooms, oversized garage, large deck, and stainless steel appliances in kitchen.

**223 W 7th Street****\$270,000**

Fully remodeled farmhouse-style home with 3 beds, 2 baths, new appliances, large yard, deck, RV parking, and corner lot next to greenway.



**Shari Webb**

REALTOR®



(307) 286-0470

shariwebb@cheyennehomes.com

**#1 PROPERTIES**

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







# The Volk Team

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**J. Fred Volk**

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**Wendy Volk**

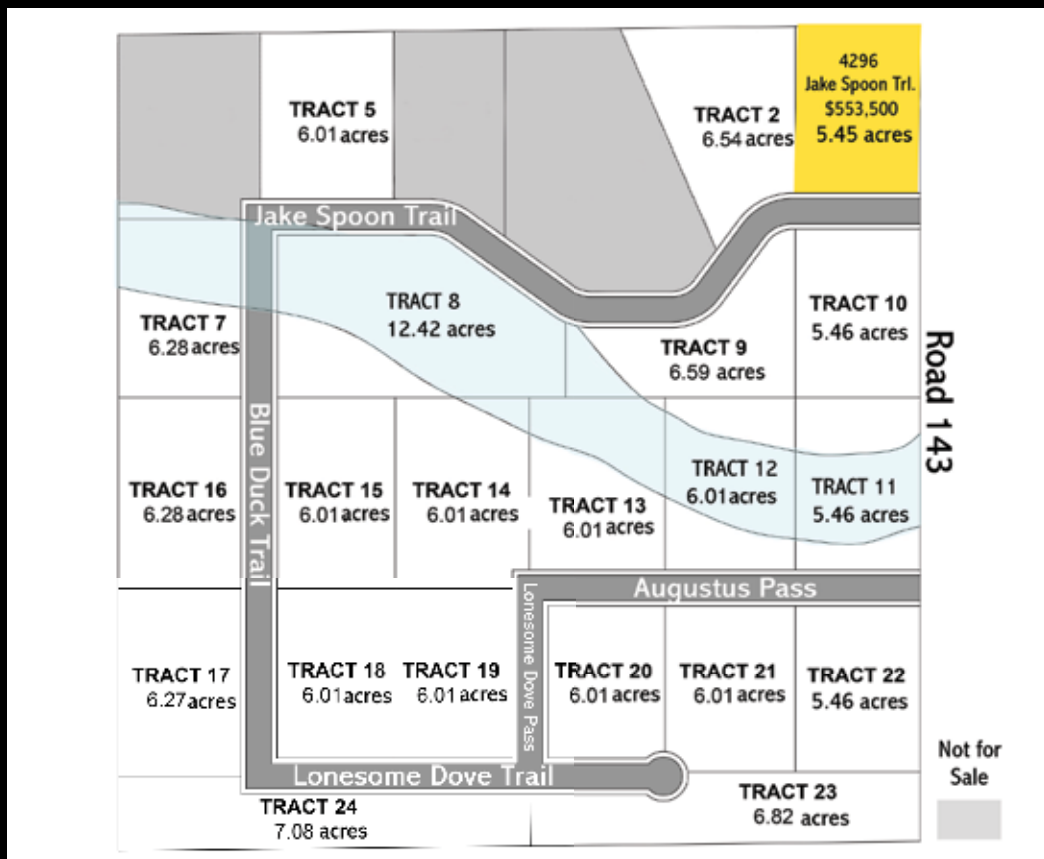
307.630.5263

wendyvolk@  
cheyennehomes.com



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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**#1 PROPERTIES**





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**Wendy Volk**

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## 792 PATCHES, CARPENTER

Brand New Home by Leaning Tree Homes in new Walden Ranch Estates Subdivision, just off US Interstate 80 & Carpenter Road Exit. Ranch-style "Madison Plan" with open floor plan featuring 2 bedrooms, 2 baths, 2-car attached garage with unfinished basement. Tranquil 11 acres +/- Estimated Completion in May 2025. Directions: US I-80 East to "Carpenter/Burns Exit" (Exit 386). Turn right onto Wyo State Highway 214 towards Carpenter. Go 2 miles & turn right onto County Road 208. Head east 3 miles to property. Estimated completion April 2025. \$478,000

## 4296 JAKE SPOON TRAIL, BURNS, WY.



Proposed Brand New Home by Leaning Tree Homes, Inc. in Lonesome Dove Ranches Subdivision, just off US Interstate 80 and Burns Exit. Ranch-style "Arya Plan" with open floor plan featuring 3 bedrooms, 2 baths, 2 car attached garage. This tranquil property on 6+/- acres is minutes from town, schools, & shopping. Anticipated to be completed May 31, 2025. Photo of previous build. \$553,500



## 2177 PONY COURT

*Under Contract!*

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. 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. Photo of previous build. \$529,250



## 3590 MOONSTONE TRAIL

Brand New Home by Leaning Tree Homes in Prairie Sunset Subdivision on a quiet cul-de-sac, just minutes northeast of town. This upgraded "Madison Plan" offers an open floor plan with vaulted ceilings features 2 bedrooms, 2 baths and main floor laundry. Gourmet kitchen with custom butcher block countertops, tiled back-splash, white cabinetry and upgraded stainless kitchen appliances. \$495,000



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*



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222 EAST 18TH  
STREET



*For Sale or For Lease*



Prime Class-A Commercial Office Building Available for Sale and/or For Lease! Located in Downtown Cheyenne. Fully updated and remodeled interior and exterior, including all electrical systems, LED lighting, security system, mechanical systems, plumbing, flooring, windows, 6 restrooms, 3 kitchenettes/breakrooms. Total of 12,746 Sq. ft. on a 28,232 Sq. ft. highly visible corner lot. Paved off-street parking lot for 40 cars + additional off-site overflow paved parking. \$4,750,000



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**#1 PROPERTIES**







# The Volk Team

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**420 W. 4TH AVENUE**



Meticulously maintained residence seamlessly blends period charm with modern updates. Upon entering you're greeted by an inviting arched entryway leading into the main level living room. This room features hardwood floors, gas log fireplace, and an abundant south-facing window that bathe the space in natural light. An updated kitchen with brand new quartz countertops, new gas cook top on the center island. The main level has two spacious bedrooms that overlook the fully fenced backyard.

**\$685,000**



**314 E. 8TH STREET**

A rare opportunity for a residential city lot in an established neighborhood close to Downtown Cheyenne. The vacant lot is directly across from Lincoln Park. Level Lot w/ alley access & curb-cut at the street. Many possibilities for building a residential home; multi-family is possible. Convenient access to amenities like shopping, dining, recreation and handy access to US Interstate 80. Take Central Avenue south over the viaduct. Turn left onto East 9th Street. Turn right onto House Avenue. Turn left onto East 8th Street. \$85,000



**804 ROZETTA CIRCLE**

Relax and enjoy your own private, park-like setting at this gorgeous property in The Pointe Subdivision. This tastefully updated home is nestled on a quiet cul-de-sac on a 25,797 square ft lot. Spacious ranch-style home on with 6 bedrooms, 3 baths, and 2-car attached garage.

**\$686,500**



**433 WEST 8TH AVENUE**

Quiet elegance prevails in this updated all-brick ranch-style home located in the heart of the Avenues. 5 BR, 3 BA, 3-car attached garage. Updated kitchen w/ stainless appliances including double ovens, gas cook top, & beautiful cabinetry. Formal & informal living areas w/ a relaxing atmosphere throughout. Enchanting year-round views of Lions Park.

**\$675,000**



**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**

**#1 PROPERTIES**

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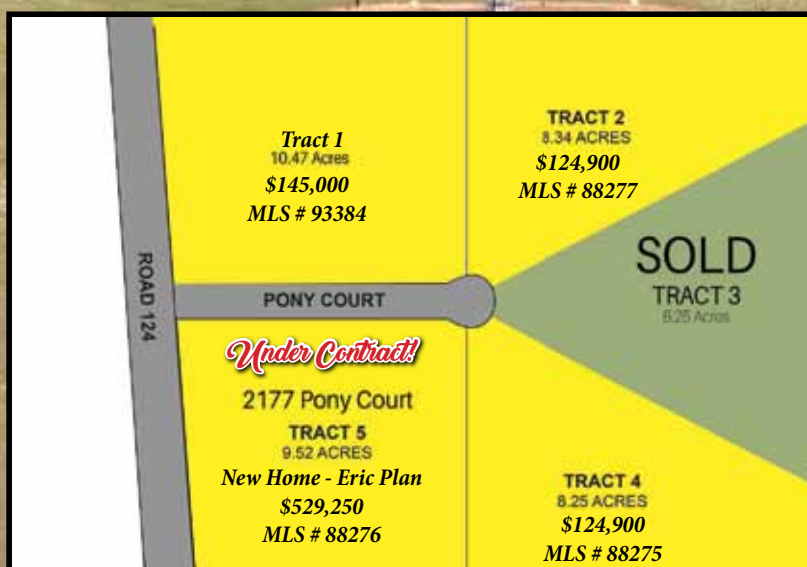






### AFFORDABLE NEW CONSTRUCTION ON ACREAGE!

Red Roan Ranches offers picturesque 8-acres 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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**The Volk Team**  
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*Now Building In:*

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

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**#1 PROPERTIES**







This estate offers the perfect blend of modern country living with a sustainable lifestyle. The 4-bedroom, 4-bath home features an open kitchen that is any chef's dream, dining room, sunroom, and two family rooms. The finished shop/barn has an infrared heating system and a 16' industrial door. Some features are an office, hydroponic room, canning room, 3 horse stalls, tack room, and abundant storage. There's a framed-in 2-bedroom living quarters on the upper level.

The landscaped backyard has a Koi pond, waterfalls, native perennials and trees, garden areas, and raised beds. The above ground pool with a deck is 32'x16' with heater. There are covered horse stalls with attached riding pasture and a full hook up RV site with septic situated by the pond. And there's so much more! Whether you're looking for retreat or a working farm, this property has it all!



*Phyllis Gapter*  
REALTOR®

307.331.0589 phyllis@cheyennehomes.com

**#1** PROPERTIES

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**\$410,000**

**2709  
PLAIN  
VIEW RD.**

Spacious quad-level with 3 bedrooms

(possible 4th), office, 3 baths, 2-car garage. Features fresh décor, remodeled bathrooms, large kitchen, family room, wood stove, and large fenced yard.

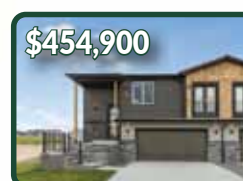


**\$340,000**

**234  
MILLER  
LANE**

North location twin home with HOA for

carefree living. 1 bed, 1 bath, 2-car garage. Community courtyard with games, gazebo, and grilling area. Ideal for AirBnB or rental. Extra storage, deck, and covered patio.



**\$454,900**

**5106  
SULLIVAN  
STREET**

Upscale, low-maintenance twin home by

Homes by Guardian in Whitney Ranch. Features large kitchen, quartz countertops, fireplace, spacious bedrooms, dual living areas, full appliance package, patio and landscaping.

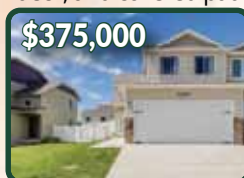


**\$600,000**

**5400  
IMPERIAL  
COURT**

Investment opportunity: 4-plex with

long-term leases, remodeled units, updated kitchens/bathrooms, appliances, and washer/dryer hookups. Convenient location with ample parking. Owner covers water, sewer, trash, taxes, and insurance.



**\$375,000**

**4004  
SADDLE  
RIDGE TR.**

Upgrade your lifestyle in Saddle Ridge

with this 4-bedroom, 4-bath townhome featuring granite countertops, new appliances, smart features, fully finished basement, and a versatile layout. Move-in ready!



**\$652,900**

**5323  
SULLIVAN  
STREET**

Discover the Foxtrot floorplan by

Homes by Guardian in Whitney Ranch. This 3-bedroom, 2-bath home features high-end finishes, a 3-car garage, city views, and convenient amenities. Walkout lot. Mid November completion!



*Bonnie BERRY*

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*Melissa SWALLA*

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**#1** PROPERTIES

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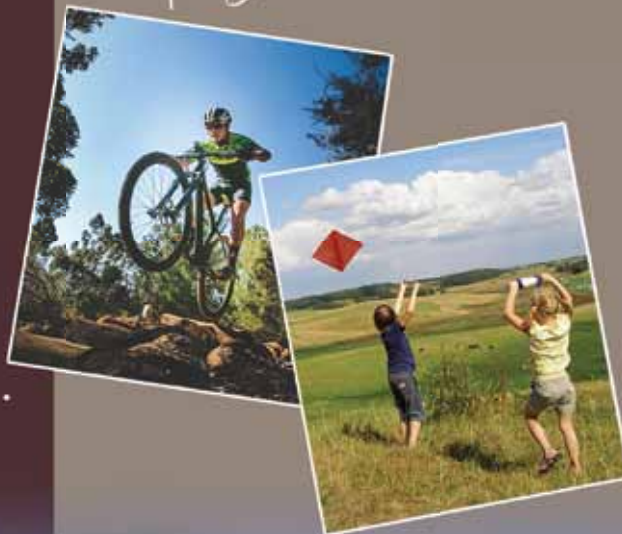
# TheReserveAtHorseCreek.com

*The perfect blend of country living  
and modern amenities*

This spectacular new, close-in rural residential neighborhood is located on Horse Creek Road just west of Telephone Road, minutes from downtown Cheyenne!

- Paved entrance and roads
- Natural gas
- High-speed internet
- Perfect rolling terrain
- Stunning views!
- From \$139,900

Come out and take a look!



*Your Dream Home Awaits!*



Get in touch for more information!

**LARRY SUTHERLAND**  
**307.630.0528**

**cheyennehomes.com | 307.634.2222**

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**#1 PROPERTIES**





# Buying a home is a great way to build long-term wealth.

## There are some other important dividends, too.



If you've been waiting for the right time to buy a home, you should know the facts about homeownership. Right now, interest rates are still at historic lows, conventional financing is available, and FHA-insured mortgage applications are on the rise. The more you know, the more you'll realize it's a decision you shouldn't postpone any longer.

**On average, the value of a home nearly doubles every ten years.** That's a return most investments can't match. During the past three decades, home values have increased an average of 6.6% per year. And because most buyers invest only a small part of their home's total value in a down payment, their return on that initial investment is much greater, thanks to the power of leverage.

**The average homeowner today has 36 times the wealth of the average renter.** Homeownership is key to climbing up the economic ladder. When you own a home, you're essentially paying yourself and building up equity. Not to mention the tax deductions only owners can claim, such as property taxes and mortgage interest.

**Sixty percent of the average homeowner's wealth is their home's equity.** Very few people look back and regret their decision to purchase a home. Historically speaking, homeowners that are in it for

the long haul will build equity. In fact, home equity is the largest single source of household wealth for most Americans.

Of course, a home is much more than a way to accumulate wealth. It's a place to enjoy your lifestyle and loved ones. What other investment can claim that?

The best way to evaluate your situation and options is to contact a REALTOR® – a member of the national and your local association of REALTORS®. They can provide solid advice on local market conditions and can help you find the home you've always wanted.

The experts at #1 Properties are knowledgeable and experienced, and would be happy to help you learn more about the housing market and current data. Give us a call or find us at **[cheyennehomes.com](http://cheyennehomes.com)**!

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