

Preview

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Volume 35 | Number 1

JANUARY 2017

REAL ESTATE GUIDE



Southeast Wyoming's
Premier Real Estate Guide!

FREE

New Year's traditions: toasting at midnight, the sound of horns blaring, a spectacular fireworks display or a special family meal. However you welcome the New Year, may it be filled with treasured moments, renewed hope, and new opportunities.

Wishing you a Happy 2017!

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 2822 Warren Ave., Cheyenne, WY
 307. 638.3995 *office*
 640-3148 *Corey*
 286-5858 *Deb*
 www.sellcheyenne.com



Corey Rang
 Broker/Owner
640.3148
 info@sellcheyenne.com



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

Homes for Sale

711 W. 6th St.
\$144,000
 • 3 Bed • 2 Bath
 • 1,138 Sq. Ft.

935 Apache St.
\$264,000
 • 3 Bed • 2 Bath
 • 2-Car • 1,896 Sq. Ft.

310 Hacienda Ct.
\$128,900
 • 2 Bed • 2 Bath
 • 1-Car • 912 Sq. Ft.

1024 W. 27th St.
\$145,000
 • 3 Bed • 1 Bath
 • 1,716 Sq. Ft.

5011 Sunny Ridge
\$190,000
 • 3 Bed • 3 Bath
 • 2-Car • 1,920 Sq. Ft.

3421 Bevans St.
\$142,000
 • 2 Bed • 1 Bath
 • 1,500 Sq. Ft.

1025 Hacienda Ct.
\$144,500
 • 3 Bed • 2 Bath
 • 1-Car • 1,008 Sq. Ft.

1809 S. 2nd Ave.
\$265,000
 • 3 Bed • 3 Bath
 • 6-Car • 1,843 Sq. Ft.

2309 Wildhorse Tr.
\$589,000
 • 6 Bed • 3 Bath
 • 3-Car • 6,040 Sq. Ft.

364 N. Pine Ave. Laramie, WY
\$89,900
 • 2 Bed • 1 Bath
 • 1-Car • 1,026 Sq. Ft.

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Chris
Isenberger
640-5643

chris@sellcheyenne.com



Katherine
Fender
275-4975

katherine@sellcheyenne.com



Lindee
Wiltjer
631-4620

lindee@sellcheyenne.com



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Therese Jelinski
307-421-1754
therese@sellcheyenne.com

HAPPY NEW YEAR



Wes Mutchler
214-3099
wes@sellcheyenne.com



Larry Weeks
631-8006
larry@sellcheyenne.com

Saddle Ridge Townhouse



Krista Boyer
286-6160
krista@sellcheyenne.com

3936 Gunsmoke
\$234,500

- 3 Bedroom • 2 Bath
- 2-Car • 2,130 Sq. Ft.



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FOR RENT



1912 TREADWAY TR.
2 Bedroom/ 1 bathroom
\$700/MO + ELECTRIC



2318 MORRIE AVE.
2 Bedroom/ 1 bathroom
\$800/MO + UTILITIES



4716 GARNET WAY
3 Bedroom/ 2 Bathroom
\$1800/MO + UTILITIES



115 MONTALTO DR.
3 Bedroom/ 2 bathroom
\$1000/MO + ELECTRIC/GAS



5120 SYRACUSE
4 Bedroom/ 3 bathroom
\$1500/MO + UTILITIES



1738 OXFORD
4 Bedroom/ 2 Bathroom
\$1400/MO + UTILITIES

OTHER VACANCIES

523 W. 27TH ST.
325 SQ. FT.
\$400/MO, UTILITIES INCLUDED.

207 W. 17TH ST.
2,000 SQ. FT.
SPACE WITH LOBBY AND 4 OFFICES.

116 CLOVER CT.
3 BEDROOM • 1 BATH
\$900/MO, PLUS UTILITIES.

FOR SALE



2105 E. LINCOLNWAY
\$895,000

Turn-key bar and package liquor store. Equipment, fixtures, bar supplies and liquor license included. Multiple financing options available.



721 W. 27TH ST.
\$119,900

Two bedroom, 1 bath home with tons of character, natural trim and hardwood floors throughout. Close to F.E. Warren Air Force Base, shopping and parks.



1700 E. 19TH ST.
\$178,000

Four bedroom, 2 bath home on a large corner lot. One-car attached garage, hardwood floors and fenced backyard.



TR. 19 STAR PASS RD.
\$56,000

5 Acres right off the pavement in Rocking Star Ranch. Great views!



1102 GREEN MOUNTAIN
\$389,900

Stunning 3 bedroom, 2 bathroom home on a hill and corner lot in Murray Hill Estates.



5040 MORAN
\$189,900

Four bedrooms, 2 bathrooms, formal dining room and woodburning fireplace in upstairs living room.



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Michael Redman
Mortgage Loan Originator
307-633-2948
mredman@wvista.com
NMLS # 831309

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ON THE COVER...

#1 PROPERTIES



See page 101



See page 59

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Lonna Lamphere
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lonna.lamphere@exp Realty.com



Terra Spino
307-630-6110
terra.spino@exp Realty.com



Kendra Riedel
307-221-3980
kendra.riedel@exp Realty.com



Tammy Rogers
307-286-1589
tammy.rogers@exp Realty.com



Katy Warnick
307-221-3139
katy.warnick@exp Realty.com



Amber Reece
307-256-1829
amber.reece@exp Realty.com



Megan Barr
307-631-8855
megan.barr@exp Realty.com



Shelly Downham
307-214-6564
shelly.downham@exp Realty.com



Cherry Hall
307-630-1919
cherry.hall@exp Realty.com



"AJ" Austin Jones
307-631-2148
austin.jones@exp Realty.com



Tera Baker
307-365-5677
tera.baker@exp Realty.com



Alexis Bowman
307-203-9286
alexis.bowman@exp Realty.com



Tania Riedel
307-630-8914
tania.riedel@exp Realty.com



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Linda Weppner
 Broker/Owner
 630-0955



Connie Webb
 Broker Associate
 630-7637



Cathy Connell
 Sales Associate
 286-2570



Max Minnick
 Sales Associate
 421-4906



Dana Diekroeger
 Sales Associate
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Becky Minnick
 Sales Associate
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Sam Van Riper
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Marv McNally
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 634-2220



Brees Field • \$310,000

Building only at Brees Field Airport in Laramie. There is a 50x60 hanger & living space on both sides. Full kitchen, baths & laundry. Hanger is currently rented, so much potential. Rent it out or use it for your own company plane.

Mike Hutton • 630-2735 #63172



2216 Dillon Ave. • \$139,900

This hidden gem is just waiting for you to put your personal touches to work & a mechanics dream! Come see all the potential that this house offers. Don't miss out on the tandem 2-car attached garage with the detached 40x20 workshop.

Sam Van Riper • 307-331-1770
Connie Webb • 630-7637 #65334



NEW LISTING

3824 Saddle Ridge Trl.
\$210,000

Excellent opportunity at an excellent price. Like new townhome, fully landscaped, vinyl fence, central air & energy efficient appliances. Makes for a great rental or first time home buyer.

Dana Diekroeger • 421-7593 #66078

PRICE REDUCED



2534 E. 12th St. • \$75,900

One bedroom, 1 bath home with a partially finished basement & a 1-car detached garage. Fully fenced yard with a storage shed. With some TLC this would be a great starter home! This property was built prior to 1978 & the potential for lead based paint exists.

Max Minnick 421-4906 #65885



357 Hynds Ave. • \$110,000

With some TLC & personal touches, this 2 bedroom, 1 bath ranch-style home would be perfect for the first time home buyer or someone wanting to downsize. New roof, new vinyl siding, new furnace & new water heater. The exterior offers fenced front & back yard plus a utility shed.

Sara Smith • 321-872-4158
Judy Edgar • 631-1126 #65696

NEW LISTING



3390 Hwy 26-85 • \$125,000
Lingle, WY

If small town, rural Wyoming is what you are looking for, then check out this 2-story home with a partially finished basement & located on 2 acres in the town of Lingle. This home features 3 bedrooms, 2 baths, a 2nd kitchen in the basement & a 2-car garage. The exterior offers mature trees, deck, fenced backyard & multiple outbuildings.

Max Minnick • 421-4906 #66182



726 Sterling Dr. • \$539,900

Vaulted ceilings, large windows, formal & informal dining areas along with cozy sitting area with built-in buffet. Master bedroom with 5-piece master bath, large walk-in closet & private access to the back deck. Two large bedrooms & a full bath on the main floor. Laundry/mud room & half bath off the heated 3-car garage. Finished basement & walks out to a wonderful patio/yard area.

Dana Diekroeger 421-7593 #65895



2262 Wind River Trl. • \$929,900

2-story home with huge entryway with double curved staircases, gourmet kitchen with 3 sinks, granite countertops, huge pantry. Master bedroom suite has more closet space than you can fill, deluxe master bath with jetted tub & tiled shower. Every bedroom has a bath. Walkout basement & a yard designed for entertaining.

Mike Hutton 630-2735 #65907

NEW LISTING



2104 E. 10th St. • \$99,900

A true fixer upper with 4 bedrooms & 2 baths, located in Lake Minnehaha.

Connie Webb • 630-7637 #66190

NEW LISTING



1430 Concerto Ln. • \$275,000

Beautiful ranch-style home in Harmony Meadows which is close to elementary, middle and a high school. Easy access to I-25 & FE Warren. This home is like brand new and sits on a very large fenced lot with sprinkler system. Nice open kitchen with plenty of storage & a breakfast area. Also, formal dining off the living room. Main floor laundry close to all 3 bedrooms. Master bedroom has a 5-piece master bath with a huge walk-in closet. Basement is ready for your personal finishes.

Dana Diekroeger 421-7583 #66206



911 Arcadian Dr. • \$215,000

Nice home built in 2005 featuring vaulted ceilings, huge windows, master bedroom with jetted tub, separate shower & walk-in closet with a cozy nook area for office or relaxing. Basement is completely framed for 2 bedrooms, full bath & family room. Some electrical is done, rough in bath. Huge fenced backyard with deck.

Marvin McNally • 220-8340 #65771



3915 Cribbon Ave. • \$217,500

The location you've been dreaming of with modern updates & plenty of room! Ranch-style home with 4 bedrooms, 2 baths & 1-car attached garage. Inside the home has refinished hardwoods & slate tile, new paint, new subway tile in bathroom with jetted tub. Stainless appliances included. Large backyard with big trees & cinder block fencing.

Holly Bruegman • 631-1126 #65272

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5839 Dakota Dr. • \$345,280
Two-story home in Dakota Crossing. Hardwood floors throughout the main floor, living room with a gas fireplace & formal dining room. Kitchen has all Energy Star stainless appliances, breakfast bar, kitchen nook & granite countertops. Main floor 1/2 bath & laundry. Upstairs offers master suite with 5-piece master bath & gas fireplace, 2 more bedrooms & full bath. Finished daylight basement.
Dana Diekroeger 421-7593 #65920



NEW LISTING
722 Carey Ave. • \$87,500
This 3 bedroom, 1 bath home is situated on a corner lot & features hardwood floors on the main level & a partially finished basement. Property was built prior to 1960. The possibility of lead base paint exists. This is a Fannie Mae Homepath home.
Max Minnick 421-4906 #66215



NEW LISTING
6003 N. Highview Ct. • \$305,000
A wonderful home with 5 bedrooms, 3 full baths, fireplace, master bath, walk-in closet. A great basement with home theater, surround sound & sofas to sit in while watching TV. Huge yard with storage shed & jungle gym.
Marv McNally 220-8340 #66235



BACK ON THE MARKET
2726 E. C St. • \$73,000
Torrington, WY
Nice little ranch-style home with 3 bedrooms, 1 bath, attached garage, fenced backyard & located near a park.
Connie Webb • 630-7637 #65448



5018 Vosler Pl. • \$119,900
Nice 3 bedroom, 1 bath home, with a fenced yard. Spacious living room with a wood burning stove. Great investment possibilities. Both 5018 & 5016 are being sold for 1 price.
Max Minnick 421-4906 #63813



4632 Schrul Rd. • \$349,900
Huge home on over 54 acres with 7 bedrooms, 3 living areas & plenty of room to roam. Situated on 5 lots so it could be subdivided. Barn, loafing shed, utility shed, fenced & cross-fenced. Bring your horses & your family. Room for everyone!
Mike Hutton • 630-2735 #64806



4519 Frontier Mall Dr. • Lease
Excellent commercial space for lease right off Dell Range. A total of 8000 sq. ft. but owner may consider dividing into smaller sections. Lease price varies depending on how much space you need- starting at \$11.00 sq. ft. plus \$1.00 sq. ft. CAM. This space is on the 2nd floor.
Gary Gonzalez 640-0855 #65964



5016 Vosler Pl. • \$119,900
Nice 1 bedroom, 1 bath home, with newer paint & carpets. Great income possibilities. Two homes for 1 price! 5018 Vosler is being offered for sale as well.
Max Minnick 421-4906 #63814



1810 Maxwell St. • \$179,995
This turn-of-the-century 2-story home is a must see for investors! Located close to downtown & with two 1 bedroom units & one 4 bedroom unit, this home has a perfect rental potential. If you are looking for an investment property, call for an appointment today! Sold in "AS IS" condition.
Sam Van Riper • 331-1770 #64544



COMMERCIAL LEASE
331 Lexington Ave.
This 15,000 sq. ft. clear-span building provides great space for a warehouse/shop & includes an office plus 2 bathrooms. Building is heated. Located just off of the I-80 & College interchange, access is ideal. There are 2 14' overhead doors plus pass doors. Lease rate is \$7 sq. ft. & \$1 sq. ft. CAM for a total of \$8 sq. ft.
Linda Weppner • 630-0955 #64310



3993 Road 223 • \$799,900
Your dream home in the country! Cherry cabinets in the kitchen, Walnut cabinets in the wet bar & family room, polished sandstone countertops throughout, Brazilian Cherry hardwood floors, Aspen ceiling in the great room & kitchen, Knotty Alder doors throughout, triple pane windows with interior blinds, huge office/sewing room, laundry & more! The breezeway from house to garage is 32x8, 60x42 outbuilding surrounded by mature trees & all on 20 acres with no covenants!
Mike Hutton 630-2735 #60668



COMMERCIAL
2017 Bluegrass Cir. • \$685,000
This is a prime Dell Range corridor offering. Located a "stones throw" from the intersection of Dell Range & Bluegrass Circle, this 4,000 sq. ft. building has limitless possibilities for use. Zone CB. Building is only 10 years old & in excellent condition. Property is also available for lease.
Linda Weppner 630-0955 #65431



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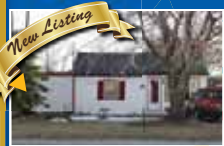


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3503 Holmes St.



Very nice updated ranch-style home. Newly remodeled kitchen with stainless steel appliances and new flooring. New carpet in the very spacious living room. Enjoy the cozy sunroom and main floor laundry with washer/dryer included. Lovely 1-bedroom cottage is perfect for rental or guest house. VA and FHA Buyers welcome! \$179,900.
Listed by Melanie Wernick • 307.421-4155

4380 Butch Cassidy Tr.



Beautiful 7 bedroom, 6 bath home all on 9.43 acres. Come home to the peace and quiet with gorgeous views to the north. Whether you're sitting in the fabulous family room with 10' ceilings and a double fireplace going or your down in the fantastic theater room watching football or you're sitting in the spacious sun room watching the snow fall you will know you are at home. Don't miss out on this one! For the buyer who says they want to be able to just unpack, move in and enjoy the beauty for years to come. \$799,900.
Listed by Melanie Wernick • 307.421-4155

3497 San Badger



Wonderful new construction by Fusselman Builders. Ranch-style home with over 1,600 sq. ft. on each level 3 Bedrooms, 2 baths and 3-car attached garage. Beautiful hardwood floors, granite countertops and tile accents throughout. Large master with double sinks and closets. Main floor laundry and central air included. Located in Blue Ribbon Estates on 8 acres with natural gas. Just minutes from town! \$359,900
Listed by Mary Myers • 307.630.4233

109 W. Pershing



Vintage Victorian-style home waiting for some love and care! 3 Bedrooms, 2 baths and a 1-car detached garage. This charming home has hardwood floors with large living and dining area. Private lot with brick fencing and plenty of off-street parking. \$184,900.
Listed by Mary Myers • 307.630.4233

Laramie St.



Prime building lot! This lot is 60x125 +/-, 7,500 sq. ft., zoned MR-2. Tap fees are paid! Stick built homes, no manufactured or modulars allowed. Great opportunity! \$65,000.
Listed by Mary Myers • 307.630.4233

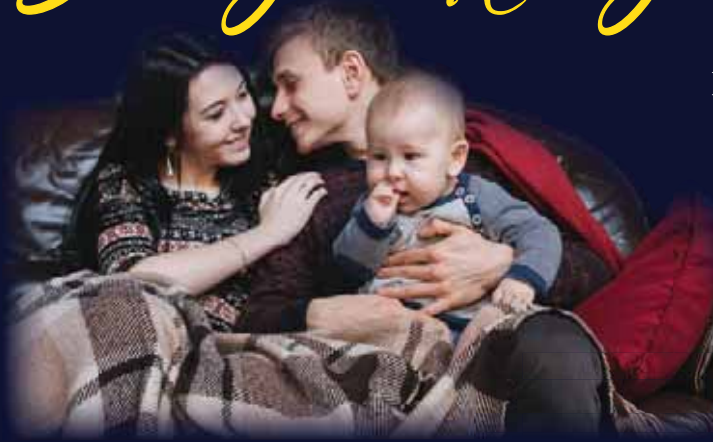
3420 McComb



Great investment property! One and one half story home in the Avenue's with rental home in back. Main home has 3 bedrooms and 3 updated baths. Large living room with hardwood floor. Upper level has finished living area bedroom, 1/2 bath and bonus room. Basement has separate entrance with kitchenette, living room and updated bath for possible rental. Home in back has 1 bedroom and 1 bath and rents for \$500 per month. \$269,900.
Listed by Mary Myers • 307.630.4233

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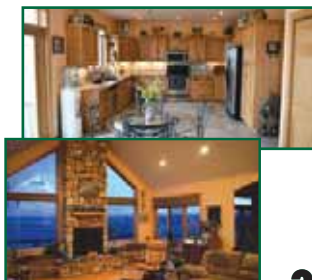


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3529 Palen Rd.

Custom designed home in HR Ranch with privacy in mind. On 7.49 acres with expansive views, master gardener landscaped with native plants. Maintenance-free exterior with slate, stucco and metal. Stunningly finished 2,656 main floor and 2,632 unfinished walkout lower level. Custom designed oak woodwork, wrap-around deck, patios and more.

Priced at \$560,000.
Call Jeff Tray for a showing.

400 W. Pershing

Vintage arts and crafts home. Three bedrooms, 2 baths. Gorgeous hardwood floors. Backyard includes 2 enclosed patios. Huge 2-car detached garage with alley access.

Offered at \$239,900.
Call Jeff for more information.



1918 Rd. 143

Large, affordable home, 4 miles north of Hillsdale. Three bedrooms, 2 baths, formal dining, den, large kitchen. Located on 35 acres, this 1,788 sq. ft. home offers a newly painted exterior, fenced front and backyard and plenty of room for horses and livestock. **Offered at \$189,900.** Call Jeff for more information.



1015 Richardson Ct.

Affordable 3 bedroom ranch-style. Features updated electrical services, a fenced backyard, off-street parking and a 1-car garage off alley. Great for investors and new home buyers.

Priced at \$116,500.
Call Jeff for more information.



3345 Birch Pl.

Great starter home! Three bedrooms on the main level. Mostly finished basement with family room, plus extra rooms for storage or to spread out! Nice deck and fenced backyard.

Two-car detached garage with alley access. **Offered at \$134,800.** Call Amy for showing.



3886 Blue Sky Rd.

Four bedroom, 2 bath, 1-level living. Open kitchen and dining area perfect for entertaining. Large deck and fenced backyard. Situated on 5.45 acres allows for plenty of room for your 4H projects.

Offered at \$199,900.
Call Amy for more information.

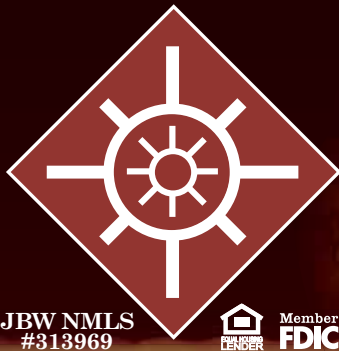


418 St. Hwy. 218

Situated at the end of the road along Goose Creek, 25 minutes from Cheyenne. The historic cattle ranch improvements include 563 acres, a 1996 ranch-style home with wrap-around deck, walkout lower level, the original ranch-style homestead built in 1896. Barn, shop, sheds, equipment storage buildings, corrals and outbuildings. Fishing from a natural trout pond, duck, antelope, seasonal elk and deer. Meadows, pastures and creek offer plenty of other wildlife viewing opportunities. **Offered at \$900,000.**

Call Jeff for more information.

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1202 Arp Ave. • \$169,900



Don't miss out on this great new listing near South High. This 4 bedroom home has had lots of updating which includes kitchen, baths, paint inside and out, plus bath. The large backyard with RV parking. Don't miss out!

Call Donna • 220-8021

16214 Anna Lp. • \$354,900



Great rural new construction close to town. This home is quality built with upgrades galore. Alder Cabinets, Alder floors in kitchen, hall and living room. Granite countertops in kitchen and baths. 5-piece master bath with jetted tub and tile surround. 96% furnace, on demand hot water heater, central air, soft water unit and form insulation.

Call Tim • 214-3937

1840 Edgewater Ave. • \$189,000



This townhome is all on 1-level with 2 bedrooms, 2 baths and 2-car garage. This property has no HOA and is close to shopping.

Call Donna • 220-8021

1518 Garfield St.



Charming 4 bedroom 2 bath home, butlers pantry and a walk in pantry off the kitchen. Separate formal dining room and eat in kitchen. Close to University, great home or investment property. One car garage with off street parking. Mixture of hard wood and carpeted floors.

Call Steve • 719-339-7911

1840 Milton • \$259,900



The newly refinished hardwood floors to the updated kitchen with Schroll cabinets is a plus. There are 3 main floor bedrooms, plus a 4th in the finished basement. The very large laundry room/craft room in the basement with wrap-around cabinets and countertops is perfect. The large backyard with a huge tree has a treehouse for the kids or grandkids.

Call Donna • 220-8021

1032 Stallion Rd. • \$119,000



Want to get away for the weekend or want to get away for good, then make this cabin yours! Just a little over 2 miles from Crystal Lake. This cabin comes completely furnished from furniture to dishes to décor.

Call Cara • 640-5007t

721 E. 18th • For Sale or Lease



This historic home in the Rainsford Historic District has been restored to a classic beauty. The house boasts 3 large bedrooms, a 5-piece bath up plus a 1/2 bath on the main level, formal entry and dining rooms and updated kitchen. The detached oversized garage has a bonus room with a bath and wet bar plus workshop.

Call Donna • 220-8021

2115 E. 17th • \$154,900



Great new listing with 3 bedrooms, 2 baths and 1-car garage. This home has had lots of updating which includes the kitchen, baths and basement. Hardwood floors and wonderful backyard with newer privacy fence and large storage shed. Don't miss out

Call Donna • 220-8021

1111 Miracle Pkwy. • \$389,900



This home in the Pointe has 6 bedrooms, 4 bathrooms, main floor master bedroom and laundry. This home has on demand hot water heater and high efficiency furnace and so much more. The large backyard with sprinkler system is a plus.

Call Donna • 220-8021

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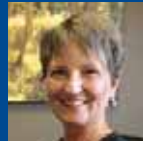
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Associate Broker/Owner
307-640-3315
liz@propertyex.com



Tanya Keller
Sales Associate/Owner
307-287-8230
tanya@propertyex.com



Lisa Bates
Sales Associate/Owner
307-214-3866
bates104@msn.com



John Watkins
Associate Broker/Owner
307-421-5516
jwatkins@propertyex.com



Steven Lenhardt
Sales Associate/Owner
307-286-6438
slenhardt@propertyex.com



Jerry Ciz
Associate Broker/Owner
307-631-1359
realestate@jerryciz.com



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4911 Rock Springs



5176 Craigy J Drive • \$489,900
Gorgeous rural property set on 5 acres just a few miles from town. Beautiful, like new ranch-style home with finished basement. Complete with separate dining, eat-in kitchen, granite finishes throughout, hardwood floors, stainless appliances & central A/C. Wood fencing, a 48x48 outbuilding with drive through 14' overhead doors. Horse stables located in the garage may also be negotiated with the home.
Tanya Keller • 287-8230



1004 Arlene Point • \$629,000
Beautiful custom built executive home in The Pointe. 6,000 sq. ft. of finished living space. Seven bedrooms, 5 baths, extra large 2-1/2 car garage, all sitting on a beautifully landscaped cul-de-sac lot. Wet bar, theater room, workout room, hardwood floors & gas fire pit are just a few features.
Jerry Ciz • 631-1359



6908 Laramie Street • \$310,000
Magnificent Saddle Ridge home! Four bedrooms, 3 full baths, just a block away from the school. Double lot, fully finished basement, granite counters, hardwood floors, new floor to ceiling stone around the fireplace, custom blinds. Must see!
John Watkins • 421-5516



4415 Charles Street • \$193,000
Wonderful twin home located near shopping. Beautifully landscaped, backyard planters, rock & lawn easy maintenance.
Jerry Ciz • 631-1359



6413 Buttercup Drive • \$434,000
Amazing close-in rural home on 4.41 acres on corner lot off pavement. Four bedrooms, 4 baths, attached heated 3-car garage & detached 40x30 outbuilding. Office, granite, hardwoods, built-in stereo system, A/C, 5-piece master bath. Theater setup with large projection screen, surround sound and theater style seating. Trees, drip.
Liz Burgin • 640-3315



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



3615 Pioneer Avenue • \$288,000
Stunning Avenue's charmer just blocks from Parks & Recreation. Fully finished brick home with fenced backyard, sprinkler system & outdoor living area. New stainless steel appliances, hardwood floors, central A/C, & new Pella windows throughout. Additional entrance in basement with French doors.
Tanya Keller • 287-8230



530 Notre Dame Court • \$263,700
Remodeled home. Tons of natural light, refinished hardwoods, new vinyl windows, new roof, new granite, new flooring, carpet & tile, new high efficient furnace, new water heater, new light fixtures, new plumbing fixtures, new garage doors, 2 fireplaces. Good size bedrooms, corner lot, new fence. 4 bedrooms, 2 baths & 26x25 attached garage. "Seller offering landscaping incentive - call for details."
Liz Burgin • 640-3315



413 E. 10th Street • \$149,900
Cozy 2 bed, 1 bath ranch in original city. Has been updated in the kitchen. Bedrooms are very large! A/C, water purification & precautionary sump pump for comfortable peace of mind. Very tall 10 ft ceilings & massive 2-car detached garage constructed only a few years ago. Beautiful yard in the fenced front & back yard with sprinkler system.
Steven Lenhardt • 286-6438



1458 Turquoise Road • \$276,000
Peaceful country living explains this home! Open & bright, hardwood floors, main floor laundry, metal siding, metal roof, loft with 3/4 bath, basement studio apartment, walk-out basement, barn, tack room, with 1/2 bath, lean-to, corral, lots of trees, 45' deep tandem garage, well house with electric, 10.95 acres!
Liz Burgin • 640-3315



103 E. 6th Avenue • \$172,500
Great home for 1st time buyer or investor. Home has 2 bedrooms up & 1 bedroom down. Basement has interior & exterior entrances. Basement bedroom does have egress window. New windows upstairs. Two new furnaces. All sorts of potential. 2-car detached garage.
John Watkins • 421-5516

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Mike Hoppe

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7317 Aztec Drive • \$344,500



New Listing



Own a piece of Cheyenne. Ranch house on 5 acres. Five bedroom, 3 baths, 2-car garage with oversized outbuilding! This home is a must see. Very well kept. Be sure to see this house. Great price & totally finished with land.

1028 Gabriel Drive • \$417,000



New Listing



Ranch-style home in the Pointe! Custom built with extra wide hallways & doors. Vaulted ceilings, full basement with wet bar, walk-out to gas fireplace on patio & built-in gas grill. Great for entertaining. Three-car tandem garage, fenced backyard. Easy to show.

1691 County Road 136 • \$300,000



Exclusive



Wow! Enjoy this private & picturesque landscape only 15 minutes from town. Home & oversized 2-car garage with heated shop & 1/2 bath. 160 acres included.

737 Sterling Drive • \$420,000



Room to grow in this sprawling ranch with expansive wide-open great room, large island & breakfast bar in kitchen for wonderful family feasts. Five-piece master suite with jetted tub & tons of natural light throughout main floor. Basement with 9' ceilings & potential for 3 more bedrooms, bathroom & wet-bar. Flagstone patio, wood deck & play area.

3540 McCann Avenue • \$245,000



Outstanding 1-owner home on corner lot. Every bedroom has its own full bath. Upgrades include: Tile flooring, stainless steel appliances with gas range, central A/C & front yard sprinkler system. Fully fenced backyard expanded for the larger corner lot.

84 Utah Street • \$325,000



Price Enhancement



Wonderful close-in rural home with detached 2-car garage & additional 7-car carports/garages for shop vehicles, etc. With over 2,400 sq. ft., 3 bedrooms, 2 bathrooms & open floor plan. Vaulted ceilings. Also, 1.31 acres contained in 3 parcels allows for horses & lenient covenants.

4001 Cobblestone Court • \$229,000



Under Contract

Check out this beautiful Victorian styled home with a five piece master bath, granite countertops, hardwood floors, central A/C, central vacuum, two large walk in closets and tons of windows. Snow removal and lawn maintenance are paid for with HOA fees.

49 Remington Ranch Road • \$58,000



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

3032 Thomas Road • \$380,000



Sold

Remarkable quality built ranch home on corner lot in immaculate condition. New carpet on main floor, hardwoods in kitchen, new tile in basement. Brand new full bathroom & wet bar in basement. Roomy master bedroom with walkout door to backyard. 2x6 construction, hot water heating, french drain, RV parking

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1013 Bade Road • \$198,700

NEW LISTING!



"Great Rural Property Off Happy Jack"

Three bedrooms, 2 baths & a 30x40 metal building on 4.27 acres. Manufactured on permanent foundation with a 15x23 added family room with a gas stove. Also added a 11x16 master with master bath. Home has stucco finish, newer roof, mostly newer windows, extra insulation, newer furnace, enlarged kitchen & horse features. Winter, no problem, close to highway. Come see & enjoy!

829 Virginia Court • \$269,500



"Highly Desirable Ranch Townhouse!"

Four bedrooms, 3 bathrooms, 2-car attached garage in excellent condition. All new carpet, new paint, freshly finished basement & central A/C. Main floor master with walk-in closet, main floor laundry, large living area with vaulted ceiling, great family room down, nice deck in back with fencing & sprinkler system front & back. Two bedrooms & 2 baths up, 2 bedrooms & 1 bath down.

5505 Lawrence Lane • \$274,900

NEW PRICE!



"Fashionable Twin Home Next To Greenway"

North location, with spacious rooms & vaulted ceilings. Open kitchen with breakfast bar & formal dining. Maple cabinets & built-ins in living room. Main floor master & laundry. Central A/C, central vacuum, gas fireplace, surround sound, water softener & much more! Upper level has a den, 2 bedrooms & full bath. Electrified workshop & shed, stamped patio & water feature in park-like yard.

1031 Monroe Avenue • \$190,000



"Amazing Rancher Close To Bain School"

Three bedrooms, 1 bath, 1-car attached garage & a fabulous 20x30 detached metal building that could hold 4 cars. It also has a wood burning stove. House has newer windows, furnace, water heater, updated kitchen, some paint in & all new paint out. Newer electrical service. Basement needs to be refinished but has a bathroom started. Great value for the right buyer looking to build value by finishing the basement.

117 & 115 Main Street • \$90,000

NEW PRICE!



"Old Auto Shop in Downtown Burns"

Great potential with many possibilities, shop, dance studio, exercise gym, storage, retail & others. Includes office, bathrooms & a full basement under the 30x80 shop. A 2-stall car wash was started but never finished. Property being sold "as-is". Some foundation problems that seller would be willing to address but at a higher price.

5427 I-80 Service Road • \$75,000



10 Acres with electricity, well, septic & several good building sites. Egbert exit off I-80. Excellent price & possibilities.

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<p>214 E. Allison Road \$300,000</p>	<p>4139 Weathertop \$196,500</p>
 <ul style="list-style-type: none"> • 2½ Acres Zoned MR • Great Development Property 	 <p>UNDER CONTRACT</p> <ul style="list-style-type: none"> • 2 Bedrooms • 2 Bathrooms • 2-Car Garage
<p>4018 Rangeview \$183,000</p>	<p>207 E. 3rd Street Pine Bluffs • \$170,000</p>
 <p>NEW LISTING</p> <ul style="list-style-type: none"> • 3 Bedrooms • 2 Bathrooms • 2-Car Garage • Great Location 	 <ul style="list-style-type: none"> • 3 Bedrooms • 2 Bathrooms • 1-Car Garage • Remodeled Home



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<p>\$430,000</p>  <p>6610 Crossbow Trail</p>	<ul style="list-style-type: none"> • Saddle Ridge • Corner Lot • Oversized 3-Car Garage • Massive Covered Patio • Great Room with Fireplace • Main Floor Master & Laundry • Tankless Water, A/C 	<p>\$338,000</p>  <p>5212 Shadow Rock Drive</p>	<ul style="list-style-type: none"> • Northeast Location • Stainless Appliances • 3 Bedrooms, 2 Baths, 2-Car Garage • Finished Family Room • Granite & Hardwoods • Bilstad Construction Quality
<p>\$222,000</p>  <p>1332 Arnold Street • Laramie, WY</p>	<p>\$184,000</p>  <p><i>Under Contract</i></p> <p>3549 Amherst Road</p>	<p>\$315,000</p>  <p><i>Under Contract</i></p> <p>2513 Pattison Avenue</p>	<ul style="list-style-type: none"> • North Location • Each Unit Has Its Own Gas Furnace, Water Heater, W/D Hook-up and Built in A/C Unit • Tenant Pays Gas/Lights • All Units Rented

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RARE FIND



584 Road 102 • \$550,000

Almost 4,000 sq. ft. of fully finished 4 bedroom, 4 bathroom, home with all the amenities of hardwood floors, granite counters, and stainless steel appliances on 5 acres. The home sports a magnificent view of the mountains & a picturesque pond. The upper floor has a large suite with its own kitchen, 5 piece bath, office, walk-in closet, wood stove & a private deck. The home has a back-up generator for your safety as well as a large 4-car garage for all of the toys needed to enjoy living in this exquisite spot. The main floor has the large main kitchen & huge dining area. The basement walks out to the north with large bedrooms, elegant laundry area & wonderful family room. Additional adjacent acreage can be yours, just ask.

NEW CONSTRUCTION



Photo of a previous model.

611 Cherry Street • \$233,500

Three bedrooms, 2 baths & 2-car garage. Open floor plan, all stainless steel kitchen & Merillat cabinets. Large master bedroom with ample closets & a convenient main floor laundry. The builder will sod the front & provide a 6' cedar fence for your backyard. Central air conditioning too.

CUTE & COZY



6915 Bomar Drive • \$187,000

Three bedroom, 2 bath tri-level with over 1,400 sq. ft. located in North Cheyenne. Sizeable living room & sunny family room. Well-lit kitchen with ample space. Updated with vinyl siding and new windows. The home has storage in the crawl space & the 1-car garage. Fenced backyard.

GREAT LOCATION



210 E. 17th Street

Great downtown office space. The building has good visibility with a large sign on the busy 17th St and Warren Ave intersection. Floor plan has a large reception area with offices & a large work area or conference room. \$15/sq. ft.

GREAT LOCATION



TBD Lincolnway • \$3,345,500

Excellent location for new development between the well-traveled Nationway and Lincolnway. Zoned commercial business with water at Northwest corner and sewer across South end.

DOWNTOWN LOCATION



112 E. 17th Street • \$300,000

Love this downtown location. This spot has 3,800 sq. ft. of retail space and 2,600 sq. ft. of basement storage. Currently configured for restaurant use, the building is great for any retail endeavor. Parking is conveniently located just 1/2 block away with 4 spaces on-site. \$12.50/sq. ft.

RIGHT SPOT!



4007 Greenway Street

See your business in this prestigious bank location. With a low starting lease rate & the ability to customize the space to your needs. This could be the space for you. The site provides ample parking in a high visibility location. \$12.50/sq. ft.

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Jamie Cole
307.630.8929

714 Murray Road • \$24,900

New Listing
**TOO NEW
FOR PHOTO**

• 3 Bedrooms • 2 Bathrooms • Storage Area

136 Billy The Kid • \$49,900



• 41.05 Acres

708 CARMON CIRCLE • \$189,900



A bi-level home with main floor master with master bath. Many updates throughout. Second kitchen space in the basement with updated flooring & tile throughout.



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**Paul
Wells**

307-286-3821
pwells@propertyex.com



**Julie
Malm**

307-421-4751
malm,julie@gmail.com



**Gunnar
Malm**

307-421-4752
gunnarM21@gmail.com

1776 Ranch Loop • \$645,000



Executive home in desirable Four Mile Ranchettes. Close-in rural, 5 bedroom with 2 kitchens, large outbuilding and numerous upgrades. 360 degree views!

Stunning 5 bedroom home in The Pointe. Spacious living with a finished basement, including a kitchenette area. Large walk-in closets, new carpet in all bedrooms, finished landscaping, lots of storage and the list goes on!

1118 Gabriel Drive • \$399,500



5404 Potomac Street • \$240,000



Just in time for the holidays! This beautiful home is perfect for entertaining your friends and family. Updated kitchen and baths. Large 4-season sunroom, newer furnace and windows. Well cared for family home.

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3347 Hales Ranch Road



\$599,000

Unique and beautiful one-of-a-kind custom home! Loads of personal touches, tons of space, special Wyoming accents. Beautiful view, gazebo with fireplace, awesome deck with climbing wall feature! Converted 1800's wood cooking stove, restored beautifully. Wonderful basement, steam shower, game room, wet bar, unique stove down. Must See!! Bonus room can be finished over garage.

7537 Reese Road



\$1,999,999

Large lots, dogs allowed, on-site manager, low maintenance. Call for more information regarding future earning capabilities!

Denise Osborn



307.256.7283

3904 Dillon Avenue



\$374,500

Unique home in the Avenues! So many extras. New granite, new cupboards in kitchen/dining room, & laundry on both main & lower levels, new built-ins, radon mitigation system, some updated electrical. This well built home is a fortress with ample storage & living space! ***Chandeliers, knobs in the kitchen & curtains are not included.

3609 Everton Drive



\$84,800

Own one of the lowest priced homes in Cheyenne for less than rent. 1982 double wide on 8,300 sq. ft. fenced lot in north Cheyenne city limits. Perfect starter for an owner/investor wanting a low cost rental. Three bed, 2 bath, about 1,300 sq. ft. With a little TLC this could be nice home. Call for more details.

5317 Sagebrush Avenue



\$234,900

Wonderful home with brand new hard wood flooring on the main! Two fireplaces, huge yard, covered patio, updated kitchen, wonderful detached garage. Heated, finished space. Kids play set can stay. Conveniently located, move-in ready! Some new paint. New water heater.

3511 Dillon Avenue



\$335,000

Avenues charm minus Avenue's limitations! Large kitchen, upgraded cabinets, granite tops, breakfast bar & separate dining with pellet stove. Mud room, Cedar lined sauna upstairs, 2 laundry chutes, new windows, new 2-story shed. 2nd pellet stove in basement family room. Large walk-in closet in master, walkout deck & new tile in master bath.

2519 Levi Road



\$339,900

Spectacular view! Beautiful, updated kitchen, new countertops, new backsplash, some new paint, some new light fixtures, wood floors have just been refinished. Movie room & wet bar for a wonderful man cave. Beautiful staircase, could be 1 level living with all necessities on main level.

39 Arizona Street



\$294,900

Beautiful remodel blends the new with the vintage to make this a comfortable one level living home. Huge lot, quiet surroundings, close in rural. New carpet, new flooring, new butcher block countertops, new stainless appliance package. Come and enjoy the lush landscape!

3400 S. Greeley Hwy. #237



\$45,000

Beautiful remodel, solid surface flooring, ceramic tile floors in kitchen & bath. Nice bright laundry room, covered deck, work shed, new countertops, nice newer appliances. Clean, well maintained & ready to call home. Park approval required.

**645 Road 140
Carpenter, WY**



9,375 Total sq. ft., 3 large buildings. 30'x25' openings at entrances.

\$825,000

811 E. 8th Street



\$115,800

Much cheaper than rent! Great for investors too! Cute little home. Newer furnace & hot water heater. Strawberry plants growing in front yard. Some new paint. Easy to show!

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1115 Wilhelm Rd ~ Pine Bluffs
\$399,900






Awesome gated Bluffs property with all the amenities you would expect in a luxury home. Tons of upgrades from the huge walk-in shower to the soaring vaulted ceilings. Sit on the wrap around concrete deck and enjoy the peace and quiet. There is beauty to be seen as you look out through the many windows of this spectacular home.



Sandy Bruckner
 307-631-0322
 sandy@propertyex.com

1404 Medley Lp. • \$249,900



Don't Miss This Opportunity!!!

- New roof & new flooring
- New interior and exterior paint
- Upgraded kitchen with separate dining room
- Gorgeous patio with a park like backyard

1717 Alexander Ave #504 • \$199,000



Spacious Condominium by Holliday Park

- 2 bedrooms, 2 bathrooms, 1-car garage
- Covered patio that provides a gorgeous view
- New flooring & paint throughout
- Updated kitchen & bathrooms

4100 Hayes Ave. • \$228,000



Fantastic Tri-Level Home

- 3 bedrooms, 2 bathrooms, 2 car-garage
- Separate dining, new appliances
- Updated bathrooms, Jack-and-Jill bath
- Sprinklers, fenced backyard, composite deck

3220 Laramie St. • \$188,000



Lovely All Brick Ranch-Style Home!

- 4 bedrooms, 2 bathrooms, 1-car garage
- Open floor plan, original hardwood flooring
- Large bedroom downstairs w/ family room
- Fenced backyard w/ a patio & built-in grill



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- Optional features and customized design are also available in order to allow customers the opportunity to personalize their homes.

3501 Thomas Road • \$407,720



• 4 Bedrooms • 4 Bathrooms • Upstairs Laundry

3507 Thomas Road • \$349,045



• 3 Bedrooms • 3 Bathrooms • 5-Piece Master Suite

3515 Thomas Road • \$343,850



• 3 Bedrooms • 2 Bathrooms • Granite Countertops

3519 Thomas Road • \$379,655



• 4 Bedrooms • 4 Bathrooms • Study with French Doors

**Pictures are of previous models.*



**Jon
PIETSCH**
(307) 631-1074
jon@propertyex.com



**Paul
WELLS**
(307) 286-3821
pwells@propertyex.com

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TBD Country West Road
\$230,000

2.21 Acres. Great site for builders. Zoned MR for duplexes, condos or multi-family. Located off South Greeley behind Clayton Mobile Homes. Utilities at site.
Owner financing available

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10583 Red Sky Loop
\$415,000
3 bed, 2 bath, 3 car garage on over 4 acres near town!

121 Road 151
\$350,000
3 bed, 2 bath, 3 car garage 2 outbuildings on 36 Acres

Hang your saddle here this New Year!

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6705 Foxglove



\$1,050,000 Ethereal, immaculate, enchanting, and exquisite is the best way to describe this custom built house. Includes 7 bedroom, 10 bathroom, 4 car garage, 5 laundry rooms, formal dining room, massive kitchen, huge master bedroom with his/hers walk-in closet, and his/hers 6 piece master bathroom. Offers city and mountain views. Elevator provides easy access from the basement to upper level. It includes 72 solar panels gas heat and 4 A/C units. Must see this house to capture the full experience! Call listing agent to schedule a showing.



303 Southern View Dr

\$195,000

Very spacious home with 4 bedrooms, 4 bathrooms, and an over-sized garage.



JEFF CASTANEDA

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7002 Snowy River Road • \$325,000

NEW LISTING



Loads of quality & upgrades. Kitchen includes all appliances. Gas range with 2 ovens, 2 pantries, under mount sink with granite countertops & 42" upper cabinets, under cabinet lighting. Stained trim & doors throughout. Built-in surround sound. Cul-de-sac plus on-site RV parking. Fully landscaped yard includes firepit, deck & water feature.

3624 Campfire Trail • \$390,000



Finest new construction with high-quality finishes. Large rancher with open concept. Maple cabinets, granite countertops, island, hardwood floors in the kitchen. Separate dining. Main floor laundry room. Master suite with walk-in closet & 5-piece master bath. Unfinished walk-out basement. Marble entry with inlaid stone, tray ceilings, corner gas fireplace, deck & lower patio.

709 Evans Avenue • \$120,000

UNDER CONTRACT



Duplex ready for your tenants! Terrific location across from park. Upstairs has 2 bedrooms, 1 bath. Basement has 1 bedroom, 1 bath, shared laundry. Off-street parking, front deck. All appliances included.

1118 Gabriel Drive • \$399,900



Stunning 5 bedroom home in The Pointe. Spacious living with a finished basement including a kitchenette area. Large walk-in closets, new carpet in all bedrooms, finished landscaping, lots of storage & the list goes on!

5204 Newland Avenue • \$317,000



Generous room sizes. Five bedrooms, 4 baths, 2-car garage. Cul-de-sac. Second master suite in basement. Family room with wet bar, gas fireplace. Remodeled kitchen, gazebo & water feature.

We never stop moving:



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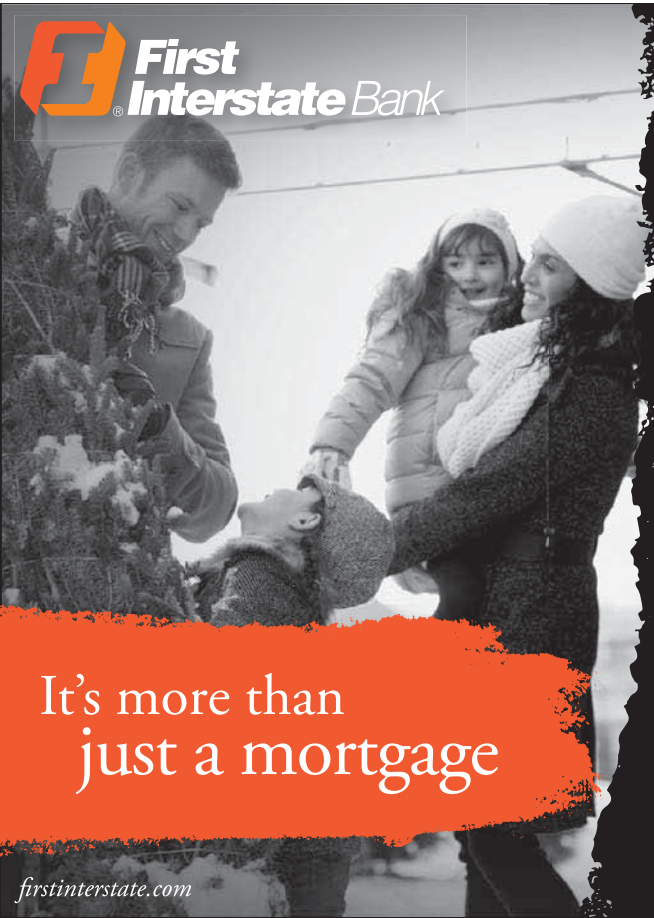
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KEVIN MORSE
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(C) 307-631-1870
kevin.morse@fib.com



JAIME WINCHELL
NMLS# 271084
(O) 307-633-8445
(C) 307-421-1671
jaime.winchell@fib.com



JOSHUA BOYER
NMLS# 891877
(O) 307-633-8420
(C) 307-287-9842
joshua.boyer@fib.com



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311 W. Lincolnway Cheyenne, WY 82001



FEATURED PROPERTY

*Happy
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2017!*



1934 and 1936 East B Torrington

Very well maintained rental properties. Located in a great spot in Torrington with lots of other homes. Near East Valley Road. Unit 1 is the main level of the main building, unit 2 is in the large and bright basement and unit 3 is the back house behind the main property. They share the backyard. Great investment opportunity you should not pass up.



5821 Indigo Drive • \$384,900

Four bedrooms, 4 bathrooms, 3-car garage. Open kitchen, granite countertops, hardwood floors, stainless steel kitchen appliances, vaulted ceiling, central A/C, finished basement and more in this beautiful home.



231 Camino Del Rey • Torrington • \$355,000

Three bedrooms, 2 baths. Amazing and very large home with many additions built in. Huge walk-in closet. Built-in pool in backyard with built-in filter and warmer. House has large water heater tank on 1 side and a tankless water heater on the other. Horses are allowed and barn is located in back.



809 Sunridge Dr. • \$123,000

3 Bedrooms, 2 Baths, Double-Wide with many improvements on its own land.



4316 Ave. B-3 • \$55,000

Three bedrooms, 2 bathrooms. Nearly new mobile home inside and out. Stop paying rent and be a home owner for a low price!



Tract 7 Ridley Rd. • \$80,000

35 Acres off of Ridley Road, between Sunlight and Painted Sky Roads.



Dakota Crossing

13 Lots Available For Building Your Dream Home In Dakota Crossing Using Your Plan Or Ours!
307-509-0747 for info.



131 Hillcrest Rd. • Torrington

Four bedrooms, 2 baths, 2-car garage. Beautiful home. Large family room, huge master bathroom with deep and jetted tub to spoil yourself, master bedroom walk-in closet, large kitchen, separate dining room, walkout basement, 2-story deck in backyard, plenty of room for storage and so much more. You feel comfortable and at home as soon as you walk in. Don't miss out on this fantastic home!

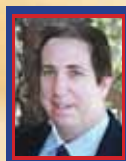
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Pasture Fences

Ranch Corrals

Horse Fences

Privacy Fences

Snow Fences



**Years of Professional Experience.
References Available.**



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Email: kuz001@aol.com

Visual Tour On These Homes
Go To - www.KuzmaSuccess.com Our Properties



Barbara Kuzma
 CRB, CRS, GRI Broker/Owner
630-1070



1748 E. Mule Tr.

Gorgeous 4,140 sq. ft., 3 bedroom, 2 bath home with a 1,200 sq. ft. garage, situated on over 23 acres of land west of Cheyenne. Large wrap-around deck with a hot tub. Large master bedroom with 2 closets and a 5-piece master bath. Full unfinished basement with a pellet stove. Central air conditioning. ***\$380,000.**



3719 Cleveland Ave.

Three bedroom, 2 bathroom, manufactured home on a crawl space foundation, master bedroom and master bath. Not financeable. Cash offers only. Needs TLC. Large backyard and large utility shed. ***\$100,000. #65984**



307 E. 17th St.

Commercial office building just blocks from downtown. 1,716 sq. ft. of office space plus a 1,200 sq. ft. garage/workshop space. Convenient 1-level building ready to become your business home. ***\$289,000. #66234**



715 W. 6th St.

Charming 1 bedroom, 1 bathroom, with den. Great sized yard, large garage. Investment property. ***\$67,000. #65912**



6510 Prairie Hills Dr.

Beautiful secluded lot with lots of mature trees and alley access. Well maintained home with over 3,100 sq. ft. including 4 bedrooms, 3 full baths and a 2-car attached garage. Eat-in kitchen plus a separate dining room. Cozy gas log stove in the living room, family room and a large rec room. Full master bath. Large deck and a newly poured concrete driveway apron and garage floor. ***\$355,000. #66150**



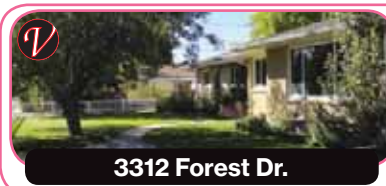
6700 Elmwood Ave.

Three bedroom, 2 bath, featuring cedar lined sunken family room and woodburning stove, cozy! ***\$219,000. #65840**



206 W. 6th St.

Four bedroom, 2 full bath, home with a detached 1-car garage and RV parking. Large fenced yard with patio, fire pit and big storage shed with a loft. Main level laundry. Full master bath. Eat-in kitchen. The finished basement includes a bedroom, rec room with an electric fireplace, large family room and a storage room. ***\$189,000. #66066**



3312 Forest Dr.

Wonderful home complete with 4 bedrooms, 3 bathrooms, an office, hobby room, large family room and a 2-car attached garage. Lovely hardwood floors on the main level. Remodeled kitchen and baths. Quartz countertops in the kitchen. Huge master bedroom with walk-in closet and large master bath complete with travertine countertops and double vanity. New boiler for hot water heat and new vinyl windows. Lots of flower beds and patio space, plus a sprinkler system and fenced yard. ***\$43,000. #65761**



2923 E. 9th St.

Beautiful 4 bedroom, 2 bath, 1-owner home, hardwood flooring, finished basement with laundry room. Huge backyard. Come take a look before it's gone! ***\$165,000. #66023**



4008 Everton Dr.

This lovely bi-level sits on a corner lot. Lushly landscaped, flowers everywhere. Two water features. Four bedrooms, 2 remodeled baths, 1 even has a heated floor! New carpet in most of the rooms, fresh paint, new Low E windows. New high end stainless steel appliances in the kitchen and much more! ***\$270,000. #65551**



6219 Mountainview Dr.

Wonderful views from open floor plan, 3 bedrooms, 4 baths, 3 gas fireplaces, large master suite, large office. Private balcony, gazebo with hot tub, too many amenities to list. ***\$550,000. #65986**



1517 Horse Creek Rd.

The "Circle Spruce Ranch" available with approximately 132.95 acres. Perimeter of acreage is fenced. Over 5,700 sq. ft. home a 2-car attached, plus 3-car detached garage. Big 960 sq. ft. barn. Only minutes from Cheyenne and located on Horse Creek Rd., paved with year round access. ***\$730,000. #64324**

- | | | | | | | |
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|
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Angel Callender
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Katrina Christensen
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This is log cabin living at its finest! Don't miss this beautiful home located in Burns on over 19 acres. **\$430,000.** #65524

1023 Road 143 • Burns, WY



Three bedroom, 2 bath home with a detached 1-car garage. Newer vinyl windows. Central air conditioning. Hardwood floors. This home also has a fully fenced yard, plus space for RV parking. **\$149,950.** #65012

842 E. Gopp Ct.



Large ranch-style home with fully finished basement. Over 4,120 sq. ft. finished up and down. Six bedrooms, 3 baths, extra room in basement. Tile and granite upgrades, oversized 2-car attached garage with shop inside, plus 48x30 metal outbuilding with concrete floor sized for 4 or more cars or trucks. Security system, sprinkler system, central A/C and more. **\$444,900.** #65476

1106 Verlan Way



Beautiful 4 bedroom, 3 full bath home with an attached and insulated 3-car garage. Hardwood floors. Open floor plan. Gas fireplace in the living room. Huge master bedroom with a walk-in closet and 5-piece master bath. Basement has a family room, den with gas fireplace, a partially finished 4th bedroom that can be divided into a 5th bedroom and a full bath. Fenced backyard with a patio. **\$359,900.** #64431

5851 Indigo Dr.



Lovely 3 bedroom, 1 bath home with an attached 1-car garage. Hardwood flooring on the main level. Updated bathroom. Eat-in kitchen. Partially finished basement. Fully fenced backyard. **\$159,000.** #65410

612 Randall Ave.



Close-in rural property on 19.85 acres. Five bedroom home, 3½ baths, 2-car attached and 3-car detached garages. Walk-out basement. Deck off kitchen and dining room. Immediate yard has a sprinkler system plus there is a big 960 sq. ft. barn. **\$499,990.** #64322

1517 Horse Creek Rd.



Reasonable relaxing ranch, remodeled home with large addition. Comforting family room with fireplace, 3 bedrooms, 2 baths and 1-car attached garage. Shaded deck in fenced yard. **\$203,000.** #65331

4410 Ontario Ave.



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

523 S. Adams • Laramie



Two bedroom, 1 bath home with a 1-car detached garage. Eat-in kitchen plus a formal dining room. Workshop, storage sheds and fenced front yard. **\$105,000.** #65060

1020 W. 19th St.



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

211 E. 19th St.

AVAILABLE LOTS/LAND

- TBD Main St., Burns Lot #4.....0.25 Acre.....**\$18,000**#49929
- TBD Prairie Ave., Burns
Lots #7, 8, 9, 10.....0.25 Acre Ea.....**\$18,000**#49931
- Chuck Wagon Rd.
Tract 6.....5 Acres.....**\$45,000**#57183
- TBD Painted Horse Tr.
Lot #14.....1.76 Acres.....**\$155,000**#61192
- TBD Spring Ct. • Multi-Family Lots!
Zoned for High Density... 73 Acres.....**\$225,000**#62728
- XXX Anna Lp. Tract #16.....3 Acres.....**\$61,000**#62860
- TBD Ninemile Blvd. • Perfect for earth berm
or walk-out basement
.....13.05 Acres.....**\$84,900**#63311
- S. Table Mountain Lp.
Tract 173.....9.99 Acres.....**\$27,900**#63873
- 760 S. Table Mountain Lp.....9.98 Acres.....**\$27,900**#63874
- TBD Parsons Pl.
Zoned Multi-Family.....1.36 Acres.....**\$99,500**#63990
- XXX Barn Dance Blvd.....39.74 Acres.....**\$85,500**#64408
- Valley View Dr. Tract 72.....6.81 Acres.....**\$27,900**#64838
- Valley View Dr. Tract 73.....6.86 Acres.....**\$27,900**#64839
- 1704 Spring Creek Rd.....4.28 Acres.....**\$109,000**#65858
- TBD Prairie Ave. Lots #11, 12...50 Acres.....**\$28,900**#66111

RENTALS AVAILABLE

APARTMENTS

- 1774 Meadowland.....2 BR, 1 BA.....**\$675**
- 1815 Meadowland.....2 BR, 1 BA.....**\$675**
- 1619 House Ave.....1 BR, 1 BA.....**\$500**

TOWNHOUSE

- 5412 Meadowbrook Dr. ... 4 BR, 2½ BA, 2-Car.....**\$1,375**
Townhouse with use of clubhouse, pool and tennis court.
- 279 Hunters Way.....3 BR, 2½ BA, 2-Car.....**\$1,100**

HOUSES

- 731 Pike.....3 BR, 2 BA, 2-Car....**\$1,400**
- 612 Randall Ave.....3 BR, 1 BA, 1-Car.....**\$900**
- 5211 View Point.....4 BR, 2 BA, 2-Car....**\$1,300**
- 2416 Gordon Rd.....3 BR, 2 BA.....**\$1,500**
This offers truck and large equipment parking.
- 4317 Pathfinder.....5 BR, 2 BA.....**\$1,400**
- 2114 Rollins.....2 BR, 1 BA, 1-Car.....**\$975**
Main floor of a house.



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

Visual Tour On These Homes



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Acreage northwest of Cheyenne. Windbreaks, pole barn with cement floor and electric, well. Just needs home. #65858
\$109,000

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



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



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

Visual Tour On These Homes



3312 Forest Dr.

Updated ranch with full basement. Over 3,400 sq. ft. Great location, close to everything! Four bedroom, 3 bath, fantastic kitchen and beautiful baths, formal dining, great wood floors.

\$343,000



3719 Cleveland Ave.

Three bedroom, 2 bath manufactured home on a crawl space foundation, master bedroom and master bath. Not financeable — cash offers only. Needs TLC. Large backyard and large utility shed.

#65984. \$115,000



Tanya

Stogsdill
 Sales Associate
214-5515



1023 Road 143

Welcome to a true home on the prairie. Just minutes from Cheyenne. Rustic cabin living with today's amenities. Wood stove, pellet stove, gas fireplace, vaulted ceilings, hand carved stairway, loft, jetted tub, attached garage and 50x36 metal outbuilding.

#65524. \$430,000

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Game Room/Home Theater

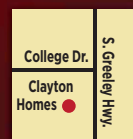
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Kevin True
630-8290



Jason West
757-7921



Stephanie VanVeckhoven
275-5897



Ed Bales
631-7567



Pam Taylor
421-8661



Dominic Valdez
970-980-4098



Mark Puett
286-2472



Christina Walton
256-2349



Kathy Martini
365-2488

3701 Gunsmoke Rd.
\$232,000
NEW LISTING



- 4 bedroom, 4 bath Saddle Ridge townhome on a corner lot!
- New flooring on main level, updated backsplash in kitchen, central AC & ceiling fans
- Full finished basement with storage, tankless water heater & 92% efficient furnace

Mark Puett • 286-2472

222 E. Pershing Blvd.
\$224,900
NEW LISTING



- Charming 4 bedroom, 1 bath 1920 home in wonderful condition.
- Updates include plumbing, heating, electrical & newer vinyl windows
- Formal living & dining, basement 40% finished, large corner lot, & oversized 1-car garage/workshop

Steve Prescott • 630-9342

602 W. Dale Blvd.
\$525,000
NEW LISTING



- Bright, sunny & perfectly located 5 bedroom home in Western Hills
- Spacious open main floor, sumptuous tile floors, airy 9 ft. ceilings, granite & stainless kitchen, luxurious master suite with travertine 5-piece bath
- Covered patio with water feature, fire pit & architectural landscaping

Dominic Valdez • 970-980-4098

1508 Newton Dr.
\$190,000
NEW PRICE



- One-level living kept in perfect condition!
- Features a Jacuzzi walk-in tub, bright living room & kitchen, new boiler & Class IV Malarky roof.
- Lots of storage in 15x13 cellar & lovely patio off the flex room with French doors!

Mark Puett • 286-2475

2119 E. 18th St.
\$189,900
NEW PRICE



- 4 bedroom, 2 bath, one-owner home with expanded kitchen & dining
- Fantastic 250 sq. ft. covered deck, off-street parking with 2-car carport
- 92% efficient furnace, newer water heater & fresh paint!

Mark Puett • 286-2472

6535 Evergreen St.
\$244,900



- 3 bedroom, 2 bath well-maintained Western Hills home. Separate dining room, breakfast nook, family room with fireplace
- Hot tub room with tile floors, walk-out basement, large fenced backyard with redwood deck, mature landscaping & storage shed

Pam Taylor • 421-8661

906 Teresa Cir.
\$419,000
NEW PRICE



- This expansive 5 bedroom, 3 bath ranch style home is in excellent condition backing up to the greenway
- Finished basement with 10' ceilings, game room and wet bar
- Hardwood floors, custom cabinets, granite counter tops, and many other upgrades

Marc Woods • 631-9300

5207 Danielle Ct.
\$282,000
NEW LISTING



- Well-kept 4 bedroom, 3 bath original owner home
- Huge family room with wet bar, fireplace in living room, & a dining addition that really adds to the home!
- Nice landscaped backyard with deck & stamped concrete

Steve Johnson • 630-2330

1508 Monroe Ct.
\$204,900
NEW PRICE



- Attractive all-brick 5 bedroom ranch within walking distance of grade school
- Hardwood floors, fresh paint, updated kitchen with new appliances
- Gorgeous mature landscaping and covered patio for entertaining!

Ed Bales • 631-7567

2100 Cheyenne Pl.
\$155,000



- Gorgeous 2 bedroom, 1 bath starter home with detached 2-car garage with air compressor outlets & a 220 outlet
- Large backyard for BBQs, get-togethers or just quiet time
- Fireplace to warm those winter nights!

Jason West • 757-7921

8312 Cowboy Rd.
\$250,000
NEW PRICE



- Fantastic, close-in 4 bedroom, 2 bath rural property with HUGE outbuilding
- Private backyard with shade trees and 2 decks for entertaining
- \$3,000 carpet allowance offered by seller-this home won't last long!

Brandon Swain • 214-9634

922 West Dale Blvd.
\$449,900



- Beautiful 5 bedroom, 4 bath home in an exclusive area with vaulted ceilings, hardwood & tile floors, & new paint throughout
- Sellers have replaced roof & completed inspections & repairs
- 10,000 sq. ft. beautifully landscaped with water feature & sprinkler system

Alyssa Holbrook • 631-6262

208 W. 3rd Ave.
\$279,900
NEW PRICE



- This 1935 Avenues beauty features 2,100 sq. ft., 3 bedrooms and 2 baths
- Tons of updates including kitchen, bathrooms, windows, mechanical, flooring & more!
- Check out the copper door!

Larry Gardner • 631-6895

840 Virginia Ct.
\$324,900



- 4 bedroom, 2 bath in-town living with lots of elbow room on a huge park-like corner lot!
- Ranch style home has several updates, main level living, family & large game room in basement with wet bar
- 2-car attached garage PLUS a 2-car detached garage for more toys & storage

Steve Prescott • 630-9342

1723 Silver Spur Rd.
\$340,000
UNDER CONTRACT



- Great north location, close to town & school, barely off pavement. 4 bedroom, 3 bath, 3-car garage, new carpet and mature trees on 2.27 acres!

Lodema Klimt • 631-4281

2715 Capitol Ave.
\$229,000



- Walk to the Capitol & State offices. 3 bedrooms together on main floor, 4th bedroom upstairs, 2-car garage, maple floors, good rental for 1031 exchange!

Lodema Klimt • 631-4281



Brandon Swain
214-9634



Lodema Klimt
631-4281



Nona Nissen
631-5176



Adrianna "Adri" True
287-7320



Margene Zavorka
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340 Lafayette Blvd.
\$319,000

Exceptional views, quiet north location, one level living, 2,648 sq. ft., large room sizes, new kitchen, 3 bedrooms, 3 baths, huge pantry, 2 master suites, oversized 2-car garage with 9 foot door and workshop, sprinkler system, central air, no steps at all!



1232 Dayshia Ln.
\$279,000

Sweet prairie views! Private 39x17 patio, cozy loft for a study/den/family area on upper level, hardwood floors throughout main level, jetted tub in master bath, vaulted ceiling in living/dining area, attractive gas log fireplace, covered front porch with Trex style decking, 3 car attached garage, close to town, barely off paved road, 3 large bedrooms with big closets. 2.71 acres.



2715 Capitol Ave.
\$229,000

Located in the Capitol Historic District. Beautiful maple trees & enclosed front porch. 4 bedrooms, original maple floors, formal dining room & updated kitchen & bath. Fenced backyard with detached 2-car garage with workbench & wood stove. Leaded glass adds to the charm. Lease is thru July 2017. Perfect for a rental or 1031 Tax Exchange. No sign.



Tract 148, Billy the Kid Blvd.
\$55,000

36.75 Acres of gorgeous private views. Ideal walk-out basement building site. Best accessible county roads on corner lot. Up to 12 horses, cattle, sheep, goats or swine and 40 poultry! 20 Miles northeast off Torrington Highway. Located in Diamond B Ranch, turn north on Co. Rd. 137.



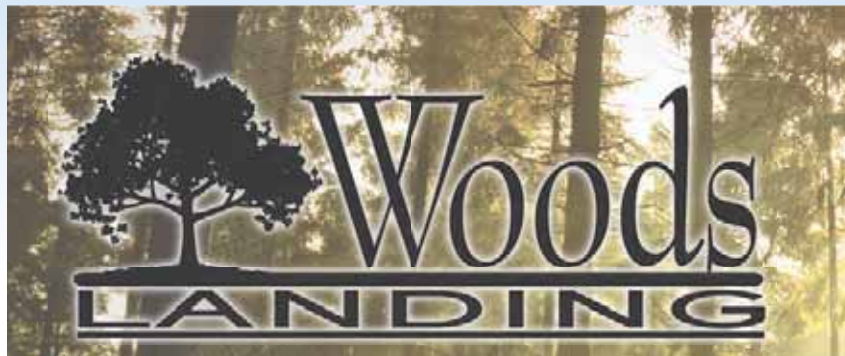
4414 Avenue B-2
\$50,000

2014 Limited Edition Duck Dynasty Clayton mobile home, like new, 3 bedroom, 2 bath, cabin feel, country kitchen with farmhouse sink! \$380 lot rent.



1723 Silver Spur Rd.
\$340,000

Great location, close to school & town. Quad level home with 4 bedrooms, newly remodeled baths, 5-fixture master bath, great room, formal dining room, eat-in kitchen with pantry, new carpet, gas log fireplace & wet bar in family room, cozy sun room, oversized attached garage plus 36x24 detached outbuilding. Horses allowed, nice trees & landscaping, big front deck!



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1820 Ridge Rd.

Rare opportunity to own the Real Estate as well as an established operating restaurant with liquor license. Continue the Mexican food experience, or create your own identity. \$989,999.

920 S. Greeley Hwy.

Great investment with Long Term Tenant (20 years) and room to expand. Tenant is also flexible on options for less space - gives new owner options for diversifying income. \$549,000.



6108 Van Buren Ave.

Close-in rural home with limited neighbors & open prairie views to the South. Move-in ready. Great family home with large rooms & lots of space. Brick & steel maintenance-free exterior. 6 bedrooms, updated kitchen & bathrooms, mature landscaping, fenced backyard, play area, nice lawn. \$389,000.

1506 Walnut Dr.

2 bedroom, 2 bath home with lots of potential! This home features a covered front porch, fenced back yard, 1-car garage with workshop addition, and mature landscaping. Duplex possibility with a second kitchen in basement. \$159,000.



202 Abilene Lp.



Nice quiet small town living. Home is in very nice condition, clean & move-in ready. 5 bedrooms all finished & waiting for family. Main floor laundry & 5-piece master bath with jetted tub. Central air. Basement is wired for electrical & sound, plumbing is done & 1/2 finished. Outside, the huge garage includes RV door & work shop area. Sprinkler system and nice lawn. \$277,500

416 W. 28th St.

Beautifully remodeled 3 bedroom, 2 bath home in the Capitol North Historic District is move-in ready. New furnace & central air, electrical & plumbing updated, new bathroom fixtures, new flooring, fresh paint & security system. Private covered patio with spa. Fenced back yard with sprinkler system. \$205,000.



346 Maddies Way



Ready for new owners to move right in. Maintenance free living. Hardwood floors in living & dining rooms. Call for a showing! \$174,900.

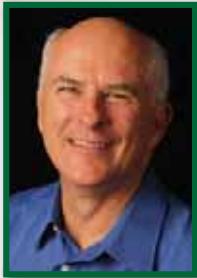


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Mark Puett
307-286-2472

mark@movetowyo.com



1508 Newton Dr.
\$190,000

One-level living kept in perfect condition! This house features a Jacuzzi walk-in tub, bright sunshine in the living room & kitchen & close to the VA. Brand new boiler & lots of the storage in the 15x13 cellar & a covered patio off the flex room with French doors. Class IV Malarkey roof saves on insurance.



3701 Gunsmoke Rd.
\$232,000

4 bedroom, four bathroom townhome on a corner lot in Saddle Ridge. Many upgrades including new flooring on main level, updated kitchen backsplash, ceiling fans & central AC. Full finished basement with storage & a bedroom or family room. Rinnai Tankless Water Heater & 92% efficient furnace. Corner lot has room for RV parking too!



2119 E. 18th St.
\$189,900

One-owner home with expanded kitchen & dining room is ready for your family. 4 bedrooms with possibility of 5th, 2 full baths & 2 living areas. 250 sq. ft. covered deck for entertaining. Off-street parking with 2-car carport. 92% efficient furnace, newer water heater & fresh paint. Make this beauty your new home today!

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www.510EDWARD.COM

510 EDWARD

Exquisite close-in rural beauty: inside & out, upstairs & down. Designed for entertaining, this home boasts five bedrooms, three baths, three-car garage, plus an office that could be used as a nursery. Gourmet kitchen w/ large pantry, formal & informal living and dining areas, beautiful sun room, media room & wine cellar. Stunning space for outdoor entertaining, including new deck, patio, lighted basketball/sport court, and immaculate grounds with mature landscaping. Gather your family and friends here!

Shelley Clements • 307-630-5310
Cody Clements • 808-446-4664



\$345,000

www.515VALLEYVIEWDR.COM

515 VALLEY VIEW DRIVE

This home backs to BLM land and has abundant wildlife and fishing. Stunning views of Crow Creek and Table Mountain. Master bedroom is like a suite with own sitting area and walk in closet! 4 beds, 4 baths and 3,016 SF!

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\$210,000

www.1852MILTON.COM

1852 MILTON

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Dave Clements • 307-214-1298



New Listing

\$206,500

4414FONTENELLECIRCLE.COM

4414 FONTENELLE CIRCLE

Come see this move-in ready bi-level before it's gone. 4 beds, 2 baths, 1,600+ SF with a new, open kitchen, attached 1 car garage and 7,000 SF lot.

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\$109,000

1724 FETTERMAN #4 • LARAMIE

Very nice 2 bedroom, 1 bathroom condo near UW Park and Ride with private parking. Property is leased through June 2017.

Lisa Moran • 307-760-8333



\$109,000

2200 GARFIELD • LARAMIE

2 bed, 1 bath condo. HOA covers landscaping, snow removal, water/sewer/trash services, exterior maintenance & insurance costs for \$190/month.

Dave Clements • 307-214-1298

ADDITIONAL LARAMIE LISTINGS

1162 DUTTON COURT

\$1,375,000

5 bed, 5 bath, 7,500 SF
www.1162DUTTONCOURT.COM
Kerry McIntyre
307-399-5588

3120 HAYFORD

\$750,000

7 bed, 7 bath, 7,391 SF
Lisa Moran
307-760-8333

65 EAST NORTH FORK

\$478,000

2 bed, 2 bath, 2,055 SF
Mike Fluty
307-760-9696

519 S. 5TH

\$325,000

5 bed, 2 bath, 3,234 SF
Dave Clements
307-214-1298

852 ROBERTS CT.

\$166,000

3 bed, 2 bath, 1,296 SF
Caley Meyers
307-760-1878

4746 SKYLINE #76

\$38,000

3 bed, 2 bath trailer, 1,216 SF
Jessie Quinn
307-630-7545

L20 MIDDLE MOUNTAIN

\$17,900

.92 acre lot near Centennial
Barry Samuels
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33 BROKEN BRIDGE • CENTENNIAL

A rare piece of Wyoming paradise. Spectacular mountain property on 4.64 acres nestled at the base of the Snowy Range Mtns. There are 2 homes on the property. Outbuildings include a greenhouse, 2 bunkhouses and a garage.

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www.11ValleyRoad.com

11 VALLEY ROAD • CENTENNIAL

Unique property nestled at base of Snowy Range Mountains. The compound includes the main house, guest cabin, the bath house, detached 1 car garage and a utility shed. Enjoy the peace and quiet that this property offers!

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\$185,000

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1132 Verlan Way • \$315,000

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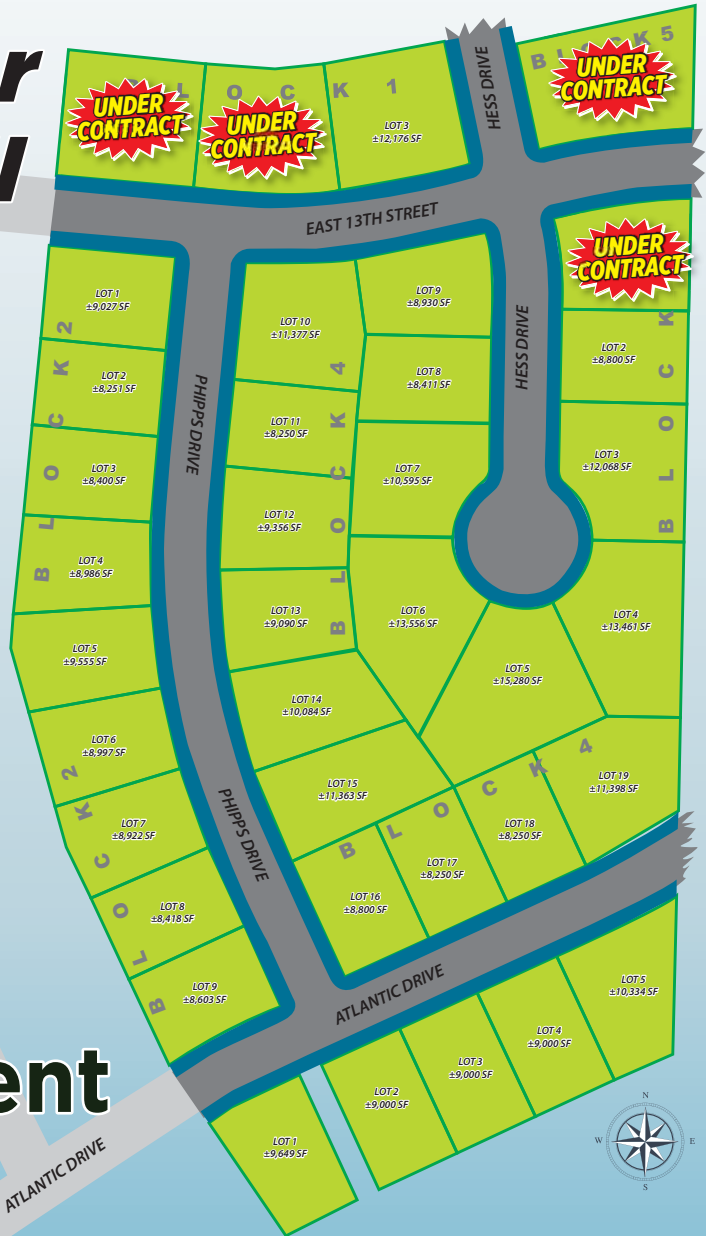
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Chukker Ridge II

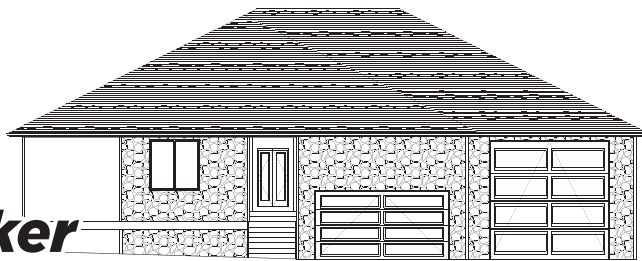
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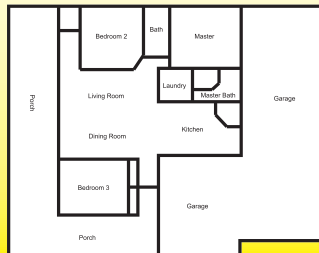
John Hess (307) 421-7152

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Chukker Ridge II

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- 1,994 sq. ft. ranch-style home
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Commercial Loan Officer
NMLS #973930

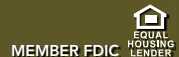


JESSICA URESK
AVP Branch Manager
NMLS #1484276

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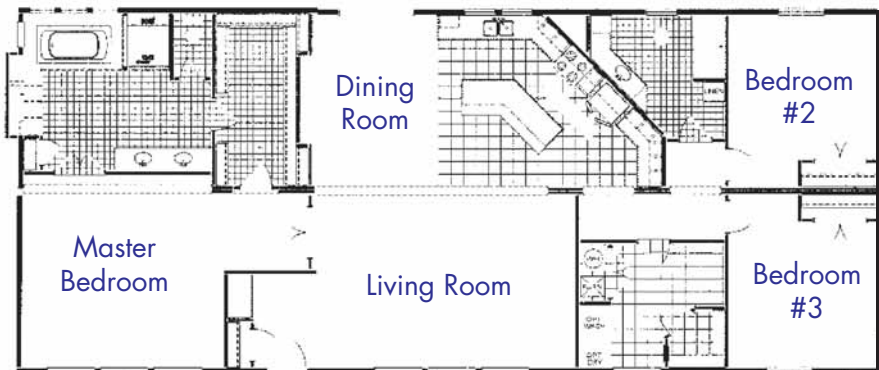
CHEYENNE 1501 S. Greeley Hwy., 307.637.3552 • 3518 Dell Range Blvd., 307.637.7244 • wypinnbank.com



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Vice President
tstumpf@firsttierbanks.com

Stacie Linger
Vice President
NMLS # 609238
slinger@firsttierbanks.com

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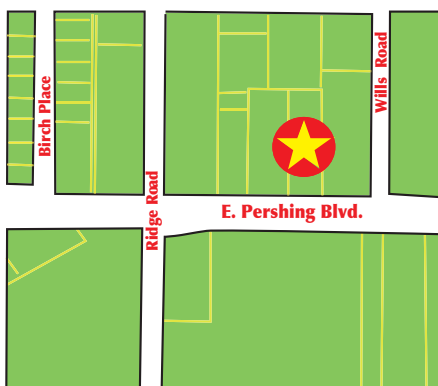
5322 Yellowstone Rd.,
Cheyenne, WY 82009

Jim Ward is associated with Equality Real Estate, Inc.

JimWardBuysHouses.com

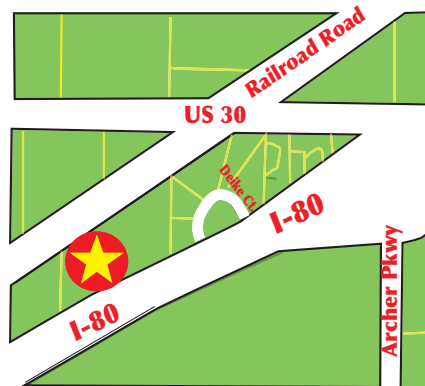
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30,000 sq. ft. that has Commercial Zoning. Located east of Carpet One Commercial Flooring on Pershing. High visibility from both Pershing & Ridge. Priced at \$325,000. Owner will consider a "Build to Suit" for purchase or for lease.

Perfect for Construction Yard or Commercial Development



7-15 Acres at \$150,000 per acre with interstate visibility. The land is zoned industrial and located near Archer and I-80. Owner will subdivide to suit. West of Archer Exit & across the interstate from the Laramie County Archer Complex.



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New year, new adventures, new opportunities... if 2017 holds the exciting prospect of a new home for you, give our real estate mortgage team a call.

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#1 PROPERTIES

6106 YELLOWSTONE RD
1660 DELL RANGE BLVD





5 BR masterpiece - beautifully finished! Custom kitchen, gorgeous Lennox see-through fireplace to covered patio, completely landscaped w/ sprinkler system!

2126 Pattison Avenue \$422,500



1413 State Hwy 215 \$399,900

Gorgeous home w/ new finishes on 10 acres, no covenants! Huge outbldg, greenhouse w/ new panels, sprinkler system, sod, patios, & fenced back.



1766 Dodge Road \$398,500

Fabulous 10.49 acre rural property with four main floor bedrooms, gas fireplace, finished basement has pellet stove and hardwood floors. All this and a shop!




Amazing Carter Brothers home with 17 fenced acres surrounded by gorgeous views! 3 BR/3 BA with office, workout room & craft room plus 24 x 32 outbuilding.

1023 Road 110 \$415,000





Practically new 5 BR/3 BA home designed with generous space and flexibility with the perfect balance of formality and friendliness. Hurry over to see what I'm talking about!

3617 Campfire Trail \$410,000



920 Oakhurst Drive \$379,000

Picturesque Western Hills Brick home on huge corner lot. New since 2014 ... Flooring, carpet, Sod, Sprinkler System, Garage Doors, Shed, Fence, Retaining Wall, Flagstone Patio.



610 E. 20th Street \$255,000

Extensive updates and classic feel! From the moment you open the front door, charm spills all over you from the warm glow of hardwood to stateliness of tall ceilings and a two story home.



5201 Mountain Road \$225,000

Great home, great location! You will love the large living room & add'l family room with gorgeous stone fp. 3 BR/2 BA, 2-car garage, & 4th room for flex space. Move-in ready!



1614 Fremont Avenue \$204,900

Exceptional, recently updated home with 3 BR/2 BA & 2-car detached garage. Updated KT, hardwood floors, fresh paint, remodeled bsmt w/ wet bar, and back yard oasis!



94 Clover Court \$184,900

Lovely townhome with new paint, carpet, vinyl floor, and new windows. Upper deck off master, private fenced yard. Nice location, nice condition, and incomparable value!



3421 Hynds Blvd \$167,900

Adorable 3 BR/2 BA home, fully fenced and private back yard, updated furnace, and new energy-efficient windows. Move in ready - make this your home for the holidays!



4826 E. 13th Street \$150,000

Amazing opportunity! 3 BR/2 BA 2-car garage home in move-in ready condition! Newer windows, great floor plan, cozy living room, and well-maintained back yard!



7306

Cattlemans Drive

\$429,500

Photos of a similar previous build



Located on Quarter Circle 5 on 9.4 acres.
January Completion!

Details

- 3 Bedrooms
- 2 Baths
- 3-Car Garage
- Ranch Style Home
- Built in 2016
- 4,000 Total Sq Ft
 - 2,000 Main Level
 - 2,000 Basement (Unfinished)

Features

- Great Room
- Hardwood Floors
- Pantry
- Separate Dining
- Main Floor Laundry
- Main Floor Master
- Walk-In Closet
- Stained Natural Trim
- Extra Insulation
- Thermal Windows



LARRY SUTHERLAND

307.630.0528

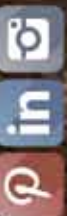
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6106 YELLOWSTONE RD
1660 DELL RANGE BLVD





5714 Lakota Lane
\$260,000

- Exceptional 4BR, 3BA, ranch style townhome in great North location
- Main floor living plus full finished basement w/ large family room
- Covered patio, deck, sprinkler system, central air. Don't miss this one!

NEW PRICE!



5352 Thunder Ridge Road

- Striking 3BR, 2BA, 3-car garage Dan Gregg re-sale home in Legacy Ridge
- Wonderful, open floor plan w/ wood floors, large kitchen w/ granite counters.
- Lots of trees on drip system. Unfinished walkout basement.
- Maintenance free stone & stucco exterior. Nice, covered deck. 32x40 shop. 7.23 Acres w/ awesome views.

NEW LISTING!



2341 Foothills Road
\$425,000

NEW CONSTRUCTION!

- New construction by Dan Gregg in The Bluffs subdivision by Anderson Elementary. Ready now!
- The highest quality finishes, maint-free exterior, including landscaping.
- 3BR, 2BA, finished 3-car garage. Extensive wood flooring, custom tile, granite, top quality cabinetry.



5705 Point Bluff
\$425,000

- Wonderful 3BR, 2BA, 3-car garage Dan Gregg home, North location.
- Beautiful, gourmet kitchen with rustic beech cabinetry, granite counters, tile backsplash, stainless appliances.
- LR has floor to ceiling, 3-sided FP, and large windows. Huge family room in basement. Ready now!

NEW CONSTRUCTION!



5176 Sycamore Road
\$249,900

SOLD!

- Adorable 4BR, 2BA home
- Many updates incl. KT, baths, tile, lighting, electrical, roof, A/C.
- Formal LR w/ gas FP & sun porch. Family room down + BR, BA.



3901 Ridge Rd Sp 41

NEW LISTING!

- Very nice mobile home in 55+ community at desirable Sunnyside Villa. Lot rent \$410/mo
- 3BR, 2BA home, 1440SF
- Updates throughout!



230 E. Carlson Street
\$139,900

NEW LISTING!

- Location, location, location! This delightful 2BR, 1BA, 1-car garage condo has lots of updates!
- Open floor plan, spacious kitchen w/ large pantry and new, stainless appliances.
- Large laundry w/ washer & dryer. Nice deck, mature landscaping. HOA is \$175 month.



1506 E. 12th Street
\$139,900

NEW LISTING!

- Super cute, updated 2 bedroom, 1 bath, rancher on a spacious fenced lot
- Metal and vinyl siding plus metal roof. Studio and workshop also on property
- Quiet street, attractive landscaping w/ many mature trees and shrubs.



113 E. 17th Street
\$99,000

BUSINESS ONLY!

- Ruby Juice is a successful downtown smoothie business with a large, loyal clientele.
- In business for over 13 years with strong local name recognition.
- Purchase price includes inventory, fixtures, client list, and local franchise rights.



249 Carroll Avenue
\$227,000

SOLD!

- Charming 1800 SF home offers 3BR, 2BA, 1-car garage.
- Formal LR plus huge family room w/ gas FP, nice sun room.
- Spacious master w/ en-suite bath.



2524 Foothills Road
\$354,900

SOLD!

- Fabulous home, North location with incredible city views!
- Open floor plan, large room sizes
- Main level offers home office or BR. Killer theater room w/ bar!



3407 Arrowhead Drive
\$227,500

SOLD!

- Classic Cole Addition home
- 2BR, 2BA on main, large LR w/ FP, big kitchen, DR, laundry up
- Spacious FR down w/ FP, new BA. New carpet (main), new roof



2345 Foothills Road
\$418,000

UNDER CONTRACT!

- Fabulous Dan Gregg Energy Star home. 3BR, 2BA, 3-car garage
- Stunning custom finishes
- Maintenance free exterior, Trex deck, full landscape, vinyl fence.

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Scott and Lisa
FOSTER



SCOTT 307-631-4289
scott@liveincheyenne.com
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READY NOW!

5705 POINT BLUFF - \$425,000

*Another Dan Gregg Masterpiece!
Stylish, quality custom finishes
Beautiful cabinetry throughout
Granite countertops and custom flooring
Designer tile & stone
Maintenance-free exterior with brick & metal siding
Fully landscaped incl. sprinkler system, vinyl fence
Energy Star certified!*

2341 FOOTHILLS DRIVE - \$425,000

*A Dan Gregg Work of Art!
High-quality finishes throughout
Custom tile and wood floors
Granite countertops & rustic beech cabinetry
Maintenance-free brick & steel exterior
Fully landscaped w/ sprinklers & vinyl fencing
Central air, tankless water heater
Energy Star certified!*



READY NOW!



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

SOME PHOTOS DEPICT PREVIOUSLY COMPLETED BUILDS.

Scott and Lisa
FOSTER



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

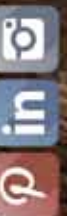
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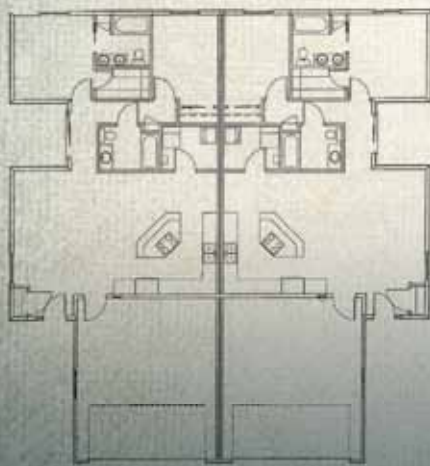
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introducing Bradney Estates



Welcome home to Cheyenne's newest residential development, The Twin Homes at Bradney Estates. These wonderful new homes feature two bedrooms and two full baths, a large kitchen with fabulous finishes, custom flooring, and a fully maintenance-free exterior with high grade vinyl siding and stone accents. You can customize your home and finishes from our design palettes. Prices start at \$215,000 and we are taking reservations now. Contact Scott or Lisa Foster for more information.



PKT

DEVELOPMENT

Scott and Lisa
FOSTER



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

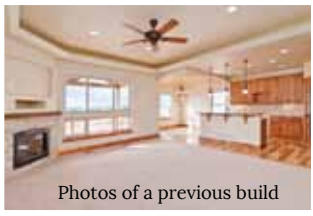
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6106 YELLOWSTONE RD
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Photos of a previous build

6520 Monarch Dr | Fox Run

Beautiful ranch-style showcases the fine craftsmanship of Integrity Custom Builders. Wide open floor plan with beautiful finishes and architectural details. Kitchen with butler's pantry and wine fridge, stunning built-ins, mud room, tech center, and luxurious master suite. March 2017 completion. **Offered at \$625,000**



6449 Keystone | Fox Run

Fabulous ranch with split bedrooms and gorgeous finishes. Open kitchen with big island and pantry. The basement features a bar and an amazing wood burning fireplace. Brand-new outbuilding, 4-car heated garage, fenced yard, central vacuum system, surround sound system, and stunning views! Wow! **Offered at \$498,900**



7458 Huntz Drive | The Pointe

Across from Village Square Park with gorgeous yard that backs to open space. Ranch style, alder cabinets, wood floors, and granite countertops. Gas fireplace with rustic stone. Enjoy 3 bedrooms on the main level, finished walkout basement with family room, 2 bedrooms and a bath. **Offered at \$439,000**



5612 Dayton Drive | Thomas Heights

Showcased in the 2016 Parade of Homes! Wonderful ranch-style home with large, open floor plan, vaulted ceilings and beautiful finishes - alder cabinets, wood floors, granite, and tile. There's a gas fireplace, central air, and a huge family room finished in the basement. So much quality and style! **Offered at \$379,900**



6542 Faith Drive

The Brentwood Model
2 Bed | 3 Bath | 2-Car Garage
End unit, quartz countertops,
stainless appliances, gas fireplace
2,017 Square Feet
Offered at \$288,600



6538 Faith Drive

The Brentwood Model
2 Bed | 3 Bath | 2-Car Garage
Quartz countertops, stainless
appliances, master tub
2,017 Square Feet
Offered at \$279,600



Photo of a previous build



3701 Harvey Street

The Jefferson Model
3 Bed | 2 Bath | 3-Car Garage
3,074 Square Feet
Offered at \$348,894



3624 Sowell Street

The Marshall Model
4 Bed | 4 Bath | 3-Car Garage
3,420 Square Feet
Offered at \$384,900



3625 Harvey Street

The Edison Model
3 Bed | 3 Bath | 3-Car Garage
3,420 Square Feet
Offered at \$358,500



Paige Lain (307) 214-0827
paige@cheyennehomes.com



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#1 PROPERTIES

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3533 PIERCE AVE.



\$45,000
LAND
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3550 LUTHER PLACE



\$229,900
4BR | 2BA | 2-car garage
www.65853.mistiewoods.com

6959 BOOT STRAP COURT



\$234,900
4BR | 4BA | 2-car garage
www.65719.mistiewoods.com

800 CLYDE CIRCLE



\$179,900
3BR | 2BA | 2-car garage
www.65532.mistiewoods.com

1775 SHADOW VALLEY ROAD



\$650,000
5BR | 4BA | 6-car garage
www.64437.mistiewoods.com

4021 E. 7TH STREET



\$195,000
4BR | 2BA | 1-car garage
www.66239.mistiewoods.com

4809 ONTARIO AVENUE



\$189,900
3BR | 2BA | 2-car garage
www.65503.mistiewoods.com

104 EAST 2ND AVENUE



\$229,900
4BR | 2BA | 1-car garage
www.64234.mistiewoods.com

2001 E. 16TH STREET



\$189,900
5BR | 2BA | 1-car garage
www.65673.mistiewoods.com

7902 COX ROAD



\$438,000
3BR | 3BA | 2-car garage
www.65289.mistiewoods.com

5002 CABLE AVENUE



\$239,900
4BR | 2BA | 2-car garage
www.66038.mistiewoods.com

3555 ARCHER RANCH ROAD



\$369,900
4BR | 3BA | 3-car garage
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419 MONTCLAIR DRIVE



\$225,000
4BR | 2BA | 2-car garage
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7209 S. MILLIRON



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5131 TIMBERLINE ROAD



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3BR | 2BA | 2-car garage
www.66013.mistiewoods.com

6524 TROYER DRIVE



\$319,900
5BR | 3BA | 2-car garage
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1360 SCENIC RIDGE DRIVE



\$479,900
5BR | 3BA | 7-car garage
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1877 NEWTON DRIVE



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3BR | 2BA | 2-car garage
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1181 VERLAN WAY



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LOT 13 SHADOW ROCK



\$299,900
3BR | 2BA | 2-car garage
www.64298.mistiewoods.com

LOT 46 VERLAN WAY



\$365,000
3BR | 2BA | 3-car garage
www.66250.mistiewoods.com

1910 FERNWOOD



\$232,000
3BR | 2BA | 2-car garage
www.63302.mistiewoods.com

LOT 3 SUNRISE HILLS DRIVE

\$329,900
Thomas Hills

LOT 9 LAZY R LANE

\$295,000
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LOT 8 KNOWLWOOD



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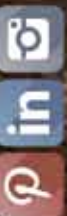
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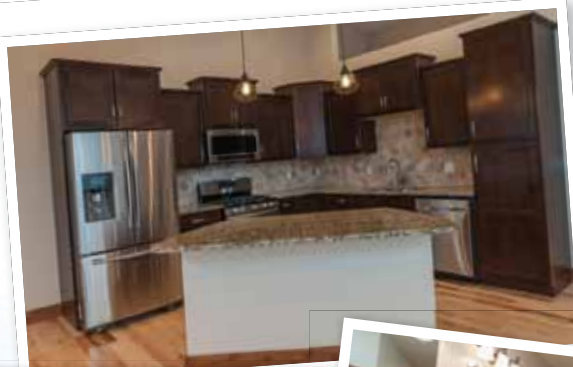
6106 YELLOWSTONE RD
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"Rock Solid" New Construction by Summit View!

- * Summit View Construction is providing an incredible NEW floorplan that is decked out with upgrades including 2 x 6 construction!
- * Hardwood and Tile flooring! Granite countertops in kitchen and master bath! Massive master suite complete with luxurious master bath and soaker tub!
- * Gorgeous kitchen with breakfast bar! Vaulted ceilings! Gorgeous soft-close drawers in kitchen and bathroom! Solid plywood cabinetry. Central A/C. Absolutely Stunning!
- * 100% Rural Development Financing may be available!



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*** Country Homes**

*** Granite Hills * Saddle Ridge**

*** Cowboy Ranch South * Thomas Hills**

*** The Preserve at Humphrey Farms**

And Many, Many other locations in the Cheyenne area.



All homes feature 3-car garages, 9' bsmt. walls with three 5x5 egress windows, and radon mitigation.

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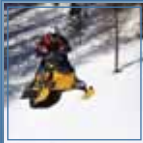
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owner financing available



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225 Desmet Drive



Nice ranch-style at a nice price!
Tons of room with three bedrooms on the main level, two updated baths, carport, and fenced back yard. Fresh paint, vinyl siding. Ready for a new owner!

\$146,000

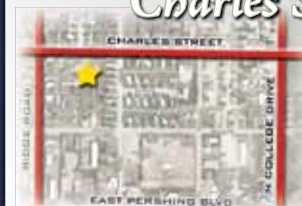
515 Terry Ranch Rd.



Under Contract
\$155,000

A little bit of country, close-in rural, ranch-style home just over one acre. With some love, this 3 BR, 2 BA could be just what you're looking for. Just south of town.

Charles Street



1.45 acres zoned Commercial Business.
1.45 acres. Ridge Rd, east on Charles St.
\$219,000

630.7900 ASSOCIATE BROKER

Lynda Strabmann

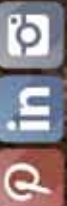
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#1 PROPERTIES

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1660 DELL RANGE BLVD





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 sandee@cheyennehomes.com



2630 Deming Blvd - \$249,900



- So much to offer! 4 Bedroom 2 Bath Ranch!
- Newer windows throughout! New Carpet Main Level!
- New exterior doors and storm doors! Central Air!
- Spacious Living Room/Family Room!
- Combination Dining! Comfortably-sized Kitchen!
- 20x30 2-Car Detached Garage with 08x20 workshop!

2751 Deming Blvd - \$195,000



- Four Bedroom 2 Bath Ranch
- "Newer" Gill Windows! Hardwood!
- Central Air! Sprinkler system! Large Fenced Back Yard
- 10x16 Storage Bldg w/skylight, wood floor & workbench
- Attached Garage! RV Parking!

3119 Bluff Place - \$289,500



- Well-maintained Quad boasting 4 BR 3 BA with Unfinished Basement
- Pella Windows! Hardwood! Updated KT w/Island! Fireplace!
- Central Air! Sprinkler System! Park-like Back Yard! Covered Deck!
- So much to offer ... Spacious throughout! Great location!

315 W. 26th Street - \$134,900



- Formerly Cheyenne Lodge Independent Order of Odd Fellows

COMMERCIAL

- Zoned MUB "Best Use" as Church, Meeting Hall, Office Building ...
- Includes Common Area, Kitchen, Restroom, all on Main Level
- New Flooring. Vinyl Siding! New Windows!
- "New" 8 x 12 Storage Building. On-Street Parking.

5430 Walker Road - \$189,000



- 2 BR/2 BA Townhome located in gated community!
- Beautifully landscaped with Community Center!
- Spacious throughout!
- New carpet! New paint!
- King-sized Master Bedroom includes 5-piece Bath adjoining Master & Hallway!
- Fully-finished Bsmt w/Family Room, Exercise/Game Room, 3/4 Bath & Walk-in Closet!

- Main Floor Laundry! Central Air! Lawn Sprinkler System! Covered Patio in Private Back Yard!
- Two-Car Detached & Heated Garage w/ convenient Alley Access!

1721 Oxford Drive



now \$249,900!

SIDE-BY-SIDE DUPLEX!

- Collect the rent receipts from one side of this duplex, live in the other OR, RENT BOTH!
- All brick ranch- many updates! Main floor convenience!
- Central Air! Sprinkler System!
- Each Unit separately metered!
- Two Gas Forced Air Furnaces!

- Two Water Heaters!
- Two-Car Attached Garage (could be shared by tenants) Storage Unit!
- UNIT 1 - Ranch-style with basement!
- Two BR 1 BA up ... Family Room, Addtl Room & Mechanical Room down
- Includes all appliances + washer & dryer.
- Basement access from interior of home
- UNIT 2 - One-Level Ranch
- Two BR 1 BA
- Includes all appliances + washer & dryer.



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#1 PROPERTIES

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HOMES
BY GUARDIAN



GUARDIAN GIVES BACK

FOR EVERY HOME SOLD, WE WILL DONATE \$300 TO THE LOCAL CHARITY OF YOUR CHOICE*

GOAL: \$15,000 PER YEAR TO THE CHEYENNE COMMUNITY

* Homebuyers' choice of charity. Some restrictions apply. Call for details on our choice list of charities.

1224 JESSI DRIVE

The Cabernet offers an open concept floor plan with a spacious great room, vaulted ceiling and gas fireplace. You'll find gorgeous granite countertops in the kitchen along with sparkling new stainless steel appliances. This home also features a variety of plush carpet, hardwoods and ceramic tile floors. There three bedrooms on the main level, including a private master suite with a five-piece master bath and large walk-in closet. Front yard landscaping is included and the back yard fence is partially completed. Make this your new home for the holidays! **\$352,900**

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6106 YELLOWSTONE RD
1660 DELL RANGE BLVD





SANCHEZ
CONSTRUCTION, LLC

Interested in new construction? Call us today - we're excited to help you in your new construction journey from start to finish. Sanchez Construction offers beautiful finishes, including stunning hardwood floors, solid wood trim, tile floors in baths and laundry rooms, granite or marble countertops with tile backsplash, 5-piece master bath, raised-panel kitchen cabinets with CityScope design, and name-brand appliances.



TBD SCENIC RIDGE

Lovely new build by Sanchez Construction! 3 BR/2 BA/4-car garage, 5.00 acres. Beautiful mountain views, large deck for entertaining, & custom interior finishes! Photos are of a previous similar build. **\$430,000**



260 GLENDO PARK ROAD, GLENDO

Amazing Lake Property on 31 acres of your own private land. Too many features to list - call for a complete feature list and additional details. **\$780,000**



14 ROSCOE TRL, GLENDO

Incredible log cabin in gated Glendo community. Stunning lake & mountain views, vaulted ceilings, spacious floorplan, 2-car attached garage, AC, & walkout basement. **\$649,931**



43 CEDAR STREET, GLENDO

Unique home on 0.72 acres w/ 360 degree views! 3 BR/2 BA, LR/FR, loft and enclosed sun porch. Gorgeous lake & mountain views! **\$199,000**



NEW PRICE!

5458 WALKER ROAD

Perfect location for this updated townhome!

HOA for snow removal, lawn & exterior maint. 3 BR/3 BA, 2-car garage, patio, & updated KT & baths! **\$159,900**



COMMERCIAL!

UNDER CONTRACT!
GLENDO, WY

**HALL'S MARINA
383 GLENDO STATE PARK**

The perfect business! Strong customer base with several revenue streams! Sale includes 4000+ sf residential home overseeing the entire operation. **\$1,600,000**



UNDER CONTRACT!

1401 SCENIC RIDGE

Fabulous new build by Sanchez Construction! 3 BR/2 BA, walkout basement, 5.00 acres. To-die-for kitchen with stainless appliances! **\$398,000**



BUCK WILSON



buck@cheyennehomes.com
MOBILE 307.221.1502

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#1 PROPERTIES

6106 YELLOWSTONE RD
1660 DELL RANGE BLVD





(307)
630.0528

Larry
SUTHERLAND

2307 FOOTHILLS ROAD

Fantastic ENERGY STAR RATED home by Frauendienst Quality Homes. EXCELLENT quality! Ranch style home with fully landscaped front and back with sprinkler system and backyard vinyl fence, Schroll kitchen with granite countertops. Master bath with upgraded tiles and countertops. Very open floor plan with full brick exterior. Stainless steel appliance package and gas fireplace! The Norwalk floor plan. Basement fully finished with 2 additional bedrooms, 3/4 bath and rec room. Wet bar included in basement finish. Offered at \$364,900

Photos are of a previous similar build.



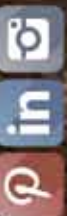
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#1 PROPERTIES

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NEW LISTING!

**Home on the Range
3942 Meadow Dove - \$409,900**

Welcome home to this fully finished rancher with over 4,800 Sq. Ft. on 35 acres. This home offers huge gourmet kitchen, large main floor living room, super large family room down, vaulted ceiling's, 5 bedrooms, 4 bathrooms, central air, incredible deck for entertaining, 2 car attached garage and a 30 x 40 out building. Call for your personal showing today.



UNDER CONTRACT!

605 W. 5th Street. - \$118,000

Super cute home in historic South Cheyenne district! Gorgeous mature landscaping gives the property excellent curb appeal. This ranch-style home has 2 bedrooms 1 bath and 1 car garage. Outside patio for those summer BBQ's. You'll adore the sunny eat-in kitchen. Create your own space in the extra room /office. Spacious back-yard includes RV or off street parking, Fenced front and back.



FOR SALE

103, 107, & 109 E. 8th Ave.
Great location for your business or investment. Building #1 has over 2,600 sq. ft. It is demised in half. Unit 109 has 8 offices, 1 restroom & reception area. Unit 107 has open office & conference room with 1 restroom. Unit 103 has 748 of newly reinvented space. All units with Heat and A/C. off street parking. **\$300,000**



**NOW AVAILABLE!
Teton Business Park**

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



FOR LEASE

4194 W. 5th Street - \$8/sf
Does your business need more space? This 9375 Sq FT. Warehouse with 1356 Sq. Ft of office space on 3.39 Acres of fenced and secure yard is ready for you now. Call for details and showings today.



2321 Old Happy Jack Road - \$1,395,000
This is your chance to own a building in the exclusive Teton Business Park. 12,000 Sq. ft. building with office space finished 4 over head doors, drive thru building to a fenced secure yard. Zoned light industrial. Call for more information.



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LAND RUSH!

\$0 DOWN
0% INTEREST*

maximum 20-year term with 5-year balloon
valid for lot purchases only
* WITH APPROVED CREDIT



Natural landscape with character and beauty
The perfect Wyoming skyline

Most home sites adjoin natural area/open space

Miles of undisturbed private riding and hiking trails, even cross country skiing or snowshoeing in your very own neighborhood

675 acres of natural open space owned by the HOA

Easy paved Horse Creek Road access

CLFP NATURAL GAS and Electricity

Millhouse Electronics High-Speed internet available

Beautiful Homesites starting at \$49,000

LARRY SUTHERLAND
307.630.0528

- ★ 71 LOTS SOLD ★
- ★ Currently 5 HOMES UNDER CONSTRUCTION ★
- ★ 6 LOTS UNDER CONTRACT ★

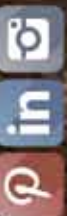
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6106 YELLOWSTONE RD
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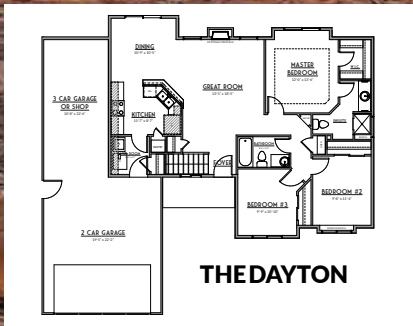
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#1 PROPERTIES

6106 YELLOWSTONE RD
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3625 HARVEY STREET
Fabulous four bedroom, 3 bath home in Thomas Heights. This stunning 2-story has it all! Great room is open to the kitchen, formal living room, A/C, granite, hardwood floors, large bedrooms, and finished family room in the basement. **Offered at \$358,500**



3715 HARVEY STREET

New construction in Thomas Heights! Spacious three bedroom, two bath floor plan features everything you need on the main level. Vaulted ceilings, gas fireplace, pantry, main floor laundry and 3-car tandem garage. Includes granite, hardwood floors and sprinkler system! **Offered at \$304,900**

5612 DAYTON DRIVE

Showcased in the 2016 Parade of Homes, this is a wonderful ranch style home located in Thomas Heights. Five bedrooms, three bathrooms, 3-car garage with beautiful granite countertops, alder cabinets, wood floors, and spacious rooms. Close to schools and shopping, but with a little country flair! **Offered at \$379,900**



3624 SOWELL STREET
The Marshall Model
4 Bed | 3 Bath | 3-Car Garage
Offered at \$384,900



6538 FAITH DRIVE
The Biltmore Model
2 Bed | 3 Bath | 2-Car Garage
Offered at \$279,900



3701 HARVEY STREET
The Jefferson at Thomas Heights
3 Bed | 2 Bath | 3-Car Garage
Offered at \$348,894



115 KING COURT. One level living at its finest! This home has gleaming hardwood floors, 3 BR, updated BA, spacious kitchen & DR, and large fenced backyard w/ detached 2-car garage! Won't last long! \$137,500



4024 GUNSMOKE ROAD. Excellent condition. Two-story townhome in Saddle Ridge. Fully landscaped with fenced back yard and sprinkler system. Open floor plan. Three nicely sized bedrooms upstairs, three baths, and an unfinished basement for you to finish how you'd like! \$215,000



Building the homes you love! WOODS BROTHERS CONSTRUCTION



3711 RUSTIC ROAD. Incredible brand-new floor plan from Woods Brothers construction. Energy Star living at its finest. Fantastic open floor plan incredible gourmet kitchen, hearth room with fireplace. Split bedroom design large master with five piece bath and large covered back patio to enjoy those summer nights! \$387,198



3605 PURPLE SAGE. Only the finest quality and custom finishes in this lovely energy star home by Woods Brothers Construction. Hardwood floors, granite counter-tops in kitchen and all baths, split bedroom design. Both front and backyard include sprinkler system and sod. Call for details.



Leah Woods

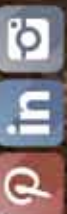
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#1 PROPERTIES

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1660 DELL RANGE BLVD



3229 ACACIA DRIVE - Cheyenne, WY.

This charming 3 BR 2 BA 1 car garage home is a must see in a quiet established neighborhood. Freshly painted throughout with brand new carpet in the basement the hardwood floors grace the main level. Great closets and storage in this move in ready home! Offered at \$206,000



3265 CAMPFIRE TRAIL - Cheyenne, WY.

Exquisite Saddle Ridge home offers hardwoods, custom tile, granite, main floor laundry, and open concept great room with gas fp. Fully landscaped w/ sprinkler system! Offered 349,900



11030 COONROD ROAD - Cheyenne, WY.

Exquisite North Star home! Tree-line asphalt driveway, incredible features and finishes, spacious rooms, and extensive landscaping, plus Morton outbuilding. Offered \$650,000



54 STAGHORN ROAD - Buford, WY.

Spectacular lot in Vedauwoo Springs 1 mile east of Blair Wallace or 1 mile West of Vedauwoo Exit.! Terrific views. Offered \$175,000



1191 GRANITE SPRINGS #1A -

Wonderful opportunity in Mountain Meadows, tucked away right behind Curt Gowdy State Park in gated community. Recreational toy storage galore in the 109x43 sf garage/outbldg, and your opportunity to delve into the newest fad of tiny houses. The tiny house has 3 sleeping areas, full BA, & small kitchen. Offered \$175,000



Allison Murphy

(307) 640.9222

allison@cheyennehomes.com

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JOE PRUNTY



314 EAST 3RD AVE.

LOSE YOUR LANDLORD. Make your payments count towards ownership at this well-maintained 2,312 SF brick home. Three bedrooms, 2 baths. Detached garage. Great location close to everything. \$215,000 *Please call Joe Prunty 630-0950 for further information.*



Under Contract

6954 TROYER DR.

REASONABLY PRICED. Check out the big value and spaciousness of this 3,144 Sq. ft. home on 3.68 acres. You'll enjoy 3 bedrooms, 2 baths, a Huge 28 x 40 metal building. Great views, close-in rural. \$334,000 *Please call Joe Prunty 630-0950 for further information.*



Under Contract

4306 DELL RANGE

Property is located at the very edge of Cheyenne in the county and would be a candidate for annexation. Topography is slightly sloping from north to south with a one story brick home and several outbuilding on the land. There is water provided by a well and sewer is an on-site septic system. The 4.6 acre property is zoned Medium Density Residential. \$1,000,000 *Please call Joe Prunty 630-0950 for further information.*



Under Contract

S. GREELEY HIGHWAY LAND AT ITS BEST!

\$675,000 *Please call Joe Prunty 630-0950 for further information.*



**HAPPY
NEW YEAR
CHEYENNE!!**

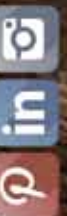


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#1 PROPERTIES

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1660 DELL RANGE BLVD



Providing Professionalism and Outstanding Service in Every Sale!

FEATURED COMMERCIAL

A Great Opportunity to Invest in a Growing Community!

521 Southwest Drive

Zoned Light Industrial and MUI

Approved lot split w/ 20 acres LI annexed into city. Borders I-80, close to I-25. 50+ acres w/ house & barn. "As is, where is." \$1,700,000

TBD Southwest Drive

Zoned MUI

Great Investment Opportunity near I-25 and I-80 interchange. 50+ acres. \$1,100,000

0 Southwest Drive

Zoned Light Industrial!

Great Location! 20 acres in city. \$600,000

FEATURED RESIDENTIAL

3800 Reed Avenue



Spacious & Charming! Three main-floor BR & 2 BA, including 5-piece master bath. Formal living & dining rooms, sunny main-floor family room plus a cozy family room down, 2 gas fireplaces & updated kitchen with Schroll cabinets. \$375,000

FEATURED LAND

TBD Granada Trail



Choose Your Close-in Rural Lot to Build Your Dream Home!

Three 5 acres lots in great N. location. Cul-de-sac in Forester Estates. TR 8 & 9 are \$150,000 & TR 10 is \$130,000. Owner will look at offers.



Dee J. Williamson
ASSOCIATE BROKER

The road to your new home begins here. Call today!

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1107 Skyline Drive



\$589,900

Amazing Executive Townhome beautifully finished by GB Builders. To-die-for views and over 3800 sq. ft. of custom quality. Beautiful & thoughtful custom touches throughout.



3115 Forest Drive



Under Contract

\$168,900

3400 Harvey Street



\$389,900

Thomas Heights beauty by GB Builders! 4 BR + office, 3 BA, 3-car garage. Lovely open floorplan, granite, custom tile - all the custom touches GB Builders is known for!

3500 Harvey Street



\$369,900

Incredible GB Builders home in Thomas Heights is ready now! Open floor plan and all of the gorgeous finishes you expect, including granite, hardwoods, & custom tile!

1005 Talbot Court



Under Contract

\$149,900



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#1 PROPERTIES

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www.janetgage.com

11055 Coonrod Road



Stunning 360-degree views with this spectacular 7700 square foot home in North Star Ranch. Big rooms, beautiful kitchen with attached sun room, huge master with two walk-in closets, five-piece bath. Formal dining, two walk-in pantries, large laundry rooms up and down. Paved driveway. Two very nice outbuildings, both well heated, with RV doors. Walkout basement, Beautiful mature landscaping. Truly a rare find! Way too much to list with this fabulous home... call today for a private showing. \$799,000

Tracts 3, 6 & 7 Richard Road.

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

- Tract 3 - \$269,000
- Tract 6 - \$269,000
- Tract 7 - \$269,000

OR - all three lots may be purchased together for \$750,000!

Beautiful, bright, spotless home in Sunrise Estates. This home features fabulous hardwood flooring, stacked stone fireplace, walk-out basement, sprinkler system, central air. Pride of ownership in this turn-key rancher! \$279,900



New Price!



4021 Sunflower Ranch Road



Almost new construction on ten acres just ten minutes from town. Very close access to I-80. Ready for you to finish the basement for a great family home in the country. \$315,000



Janet Gage



307-630-2894

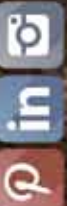
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#1 PROPERTIES

6106 YELLOWSTONE RD
1660 DELL RANGE BLVD



Thank you for your business in 2016! I am grateful for the support of my clients, friends and family.

129 Derr Avenue



Under Contract!

This house has been remodeled to include five bedrooms, two baths, updated kitchen, hardwood floors, fenced back yard and air conditioning! Also includes washer & dryer and new kitchen tile!
\$172,000

1815 E. 20th Street



NEW LISTING!

Welcome to this cozy four bedroom two bath home with hardwood floors, maintenance free siding, finished basement, covered patio with a hot tub, three-car garage and all in walking distance to schools and Gym!
\$169,900



where **my** experience matters, because **your** experience matters

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411 SIERRA DRIVE



New Listing!

Affordable Yet Attractive!
Spacious quad-level, finished bsmt. & 2 car attached garage. Newer carpeting, tastefully decorated kitchen w/ oak flooring in separate dining area, garden level family rm, 2nd bath & 4th BR or home office. Nice deck & mature trees. Hurry On this One! **\$215,000**

5016 ATLANTIC DRIVE



Custom Contemporary!
Open floor plan, w/ vaulted ceilings, Oak kitchen, formal dining, stainless appliances, 2 decks, new carpet, master bath, finished

daylight bsmt. w/ family rm, bonus rm, & 3rd bath. Stamped concrete driveway & patio, fenced backyard, large utility building. Don't Miss Out! **\$260,000**

113 E. LINCOLNWAY



Commercial in Pine Bluffs!
1421 Sq. ft. metal warehouse with 12 ft door,

separate office/garage. High visibility on 1/4 acre corner lot. **\$155,000**

1730 CONVERSE AVENUE



New Price!

Unique Design!
Attractive brick ranch style, terraced corner lot. Updated kitchen, newer appliances w/ breakfast bar, 3 BR (could be 4), 2 BA.

See-through fireplace, large formal dining room, 2,500 sq. ft. of living space. Walk-out bsmt. w/ kitchenette, & new carpeting. **\$200,000**

415 E. PERSHING BLVD.



High Visibility Commercial!
Zoned MUB, 1600 sq ft finished, new bathroom,

flooring & entry, new carpeting, fresh interior paint, new furnace, off street parking. Call today! **\$179,900**



Newest North Neighborhood
Single Family Homes
3-5 Bedrooms
2-4 Bathrooms
2-3 Car Garages
Basement Finish Options



THE KINKADE
5612 Dayton Drive
5 Bed | 3 Bath | 3-Car
3,011 Square Feet
\$379,900



Urban Style Living
Contemporary Finishes
2-3 Bedrooms
2-Car Garage
Exterior Maintenance
Exterior Insurance



THE BRENTWOOD
6538 Faith Drive
2 Bed | 3 Bath | 2-Car
1,653 Square Feet
\$279,600



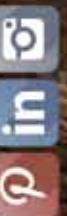
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5468 WALKER ROAD



Terrific townhome. Hardwood floors, wet bar area off kitchen. Spacious master.
\$169,900

Matt MUNFORD
307-640-3756
matt@cheyennehomes.com



TRACT 1 HORSE CREEK
Nice 37 acres w/ no covenants!
\$74,900



TRACT 39 OVERLOOK
Private gated community. 35.07 acres. \$137,500

Rachel RENFRO
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rachel@cheyennehomes.com



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#1 PROPERTIES

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1660 DELL RANGE BLVD



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bob@cheyennehomes.com

Bob McCormick
ASSOCIATE BROKER

The Dynamic Duo



630-6618
patti@cheyennehomes.com

CRS, GRI
CHMS
CERTIFIED HOME
MARKETING SPECIALIST



Patti Schmidt

Choose a new home for the New Year!



Vintage Charm!

1214 E. 21st Street ~
\$250,000

Vintage charm describes this "Century Home" in Cheyenne's Historic Area. The gorgeous oversized lot and huge storage detached garage/workshop area makes this beauty unforgettable! The wonderful updated kitchen, the sensational style and the refinished hardwood floors combine the New with the Old very well. This Storybook Treasure has three bedrooms, three baths and a large family room, and master suite with sitting room.



NEW LISTING!

942 Feather Ridge ~
\$369,000

Turn-key condition and sensational style is this townhome built by Abernathy Construction (the "Cottonwood" model!) The walkout basement opens onto biking and walking paths, and a gorgeous patio and backyard. Brazilian hardwood floors, granite, Travertine, and marble tiled floors. Central air conditioning, covered deck and patio. Stunning family room could double as a third master suite. Walkout basement is 45% complete, so finish it your way!

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 &
 THOMAS HILLS**

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 Just north of King Sooper's
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Design Guidelines Available



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■ TOWNHOME
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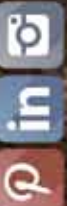
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6106 YELLOWSTONE RD
 1660 DELL RANGE BLVD





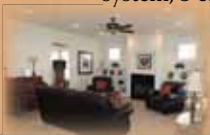
CHEYENNES HOMETOWN REALTOR

BOB SCOTT 307-421-4620

BOBSCOTT@CHEYENNEHOMES.COM



7528 ROBIN DRIVE - Exceptional Western Hills home, located on a quiet cul-de-sac. Granite counter tops, gorgeous hardwood floors, master suite w/ bath & walk in closet, kitchen w/ island, separate dining area, privacy fenced, sprinkler system, 3 car garage & bonus room that can be



used as a family room or bedroom. **\$465,000**



4712 GRIFFITH AVE. -Enjoy the peaceful serenity of this park-like acre! Mature trees, pond, waterfall, covered patio. 4 BR, 2 BA, large kitchen w/ lots of cabinets & counter space, family room & sun porch. **\$306,000**



6228 NORTHVIEW DRIVE -Executive home! 5 BR, master suite w/ bath & walk-in closet, jetted tub, eat-in kitchen plus formal dining, large basement family room, C/A, patio, pond, sprinkler system, and a two-car garage. **\$380,000**



6350 MAIN STREET -Ranch style twinhome in a great north location! 3 BR/2 BA, 2-car garage, new flooring, appliances, furnace, and central AC. Skylight, fenced back yard, sprinkler system. **\$239,000**



2102 EAST 16TH STREET

Charming investment property. This home offers large living space with great corner lot. Both front and back deck with back fenced yard. This home has separate heat and gas meters. This would make a great investment property. **Offered at \$179,900**



3933 HYNDS BOULEVARD

This brick Avenues Charmer is completely update! Granite countertops, stainless steal appliances, hardwood floors, updated baths w/ oversized Jacuzzi tub, custom tile and lighting throughout. Newly finished basement with dry bar, extra large family room. Large fenced backyard. **Offered at \$219,900**



TAYLOR MADE HOMES

Taylor Made Homes is a local Cheyenne builder that provides quality construction resulting not only in a beautifully made house, but a place that you would be proud to call home!



1176

VERLAN

WAY Brand

new construction

in The Preserve!

Custom build by

Taylor Made Homes. Coveted hidden pantry in kitchen, granite countertops throughout, and hardwood floors. **Offered at \$359,800**

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#1 PROPERTIES

6106 YELLOWSTONE RD
1660 DELL RANGE BLVD



Dave
COLEMAN

(307) 214-6009

dave@cheyennehomes.com



THOMAS HEIGHTS



3512 THOMAS ROAD
The Cottonwood
4 BED | 3 BATH | 3-CAR
\$374,800

350I SOWELL ST
The Cheyenne
4 BED | 3 BATH | 3-CAR
\$374,000

3515 SOWELL ST
The Linden
3 BED | 2 BATH | 2-CAR
\$336,000



JOE SVEC
307.640.9865
joesvec@cheyennehomes.com



JESSICA SCHULZ
307.256.2938
jessica@cheyennehomes.com

THE GATEWAY TEAM

WWW.GATEWAY-CONST.COM



DESIREE HANNABACH
307.287.1175
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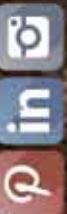
JARED AUGUSTIN
307.399.5551
jared@cheyennehomes.com



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#1 PROPERTIES

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503 Maple St. Pine Bluffs

Well-maintained & updated ranch in Pine Bluffs, across from the high school. Has a 40x11 sunroom/greenhouse, 4 BR, 3 BA, & a 2-car garage. Also has a separate 1-BR apartment w/ updated bath and separate access. Lots of room for your family and even more. Also has RV parking with hook-ups. Rare hot water heat and forced air A/C. **\$324,900**



Buy or sell your home with me, and you will have the opportunity to use my courtesy trailer for your move free of charge!



Garry Chadwick

307-630-1099

gchadwick@cheyennehomes.com



CROWCREEK HOMES



2077 LACY DRIVE \$357,900

Beautiful new construction by CROWCREEK Homes. Open floor plan with large rooms & tall vaulted ceilings show off the elegant hardwood floor. Stainless steel appliances complement the granite countertops & the knotty alder cabinets.



NEW LISTING!

3605 REED AVENUE

\$225,000

Great Avenues home with a 3 car garage. 3 bedrooms and hardwood floors, basement finished, central air, and sprinkler and within walking distance to parks.



5843 INDIGO DRIVE

\$359,900

Beautiful Dakota

Crossing home! Open floor plan, spacious finished bsmt, hardwood floors, walk-in closets, wet bar, large pantry, covered deck and central AC.



3568 BOSTON ROAD

\$190,000
Great starter home with four bedrooms, large

detached garage, large shop, central air, metal siding, and much more. Sold "as-is where-is."



CIMARRON ESTATES - TRACT 22 AND 26 -

\$70,000 EACH.

7+ acres of breathtaking rolling hills, just minutes away from the city. Only two lots left - GREAT build sites on each lot!



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Best Wishes to all for a Wonderful New Year!



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6406 Dorsey Road. \$360,000
Nice spread! Comfortable, lovely home, 7+ garage spaces, interior private yard and dog yard beyond private yard. Fabulous tree lines on drip. 60' x 40' metal outbuilding. Come stretch out!



6505 Laramie Street. \$330,000 Delight in the outstanding craftsmanship of this 2013 GB built home. You'll feel the warmth of the contrasting wood, stunning kitchen. Fully landscaped, back fenced.



2010 Gettysburg Drive. \$270,000 Quiet Cul-De-Sac living on a 12,000 sf lot! Four bedrooms. Fully finished basement. 2 family rooms. Enjoy entertaining and great family space. You'll love this!



2204 E. 11th Street. \$169,000 A genuine prize! Beautifully remodeled, nice and clean, full finished basement, magazine laundry room, fenced back yard, detached workshop, vinyl siding, alley parking. Come see!



810 W. 31st Street. \$153,000 Lots of room! This home features hardwood flooring, tile flooring, a bright sun room enclosed porch, central air, attached one-car garage, family room in basement... lots to see!



618 W. 26th Street. \$144,000 Vinyl siding, full fenced yard, and this one features a separate entrance to the basement, where there is a second kitchen, bedroom, and living room!



622 W. 25th Street. \$143,000 Nice corner lot, 2 bedrooms, finished basement, one car garage, fully fenced yard.



3520 Alexander Avenue. \$133,000 Centrally Located! Large fenced yard, no basement. Garage converted to extra room, nice hardwood flooring. Cute bungalow!



Tract 105 South Mule Trail. \$36,900 Views are great from this nicely located corner lot looking both South and West!



Desiree Hannabach

307-287-1175 desiree@cheyennehomes.com



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2021 Bradley Avenue



Darling ranch style home with 2 bedrooms, 1 bath, 1 car detached garage. This home has hardwoods throughout the main floor. Cozy sunroom on the back of the house provides access to the backyard. Sit back and relax with friends on the pergola in the fenced backyard! Sprinkler located in front and back yards!! Great location, close to schools and shopping! \$149,900



7010 Pasadena Road



Wonderful, three-bedroom, two-bath, one-car garage, bi-level home in Monterey Heights! This home has newer furnace and central air. Great eat-in kitchen, along with large living room, provides lots of room for entertaining! Don't miss the very large, fenced back yard! Close to schools and shopping, this could be your dream home! \$189,000



MARC DEMPSEY
Associate Broker
marc@cheyennehomes.com
307-631-0333

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307-634-2222 | www.cheyennehomes.com | 800-289-0998

ERIN GILMARTIN
Sales Associate
erinigil@cheyennehomes.com
307-221-0427

www.CheyenneRelocation.com

#1 PROPERTIES

6106 YELLOWSTONE RD
1660 DELL RANGE BLVD



Kim Brokaw

307.631.4096
kimbrokaw@cheyennehomes.com



3123 Dillon Avenue



New Price!
Historic charm in the Avenues with this beautifully updated, three-bedroom, one-bath home. Hardwoods throughout, modern neutral colors, beautifully tiled bath, updated kitchen. Main-floor master and laundry. Detached one-car garage. OFFERED AT \$169,900

2514 Warren Avenue



Pending
Wide-open floor plan with high ceilings and lots of natural light. Newly remodeled kitchen, new paint in living and dining rooms. Hardwoods under carpet. Three main-level bedrooms, bath. Convenient location. Great opportunity for first-time buyer or investment. OFFERED AT \$162,000

224 Dillon Avenue



Pending
Well-maintained, four bedrooms, two baths. Updated eat-in kitchen, newer hardwood flooring throughout living and dining rooms. Back yard fully fenced with mature landscaping, sprinkler system, large covered patio. Extra parking for off-street storage of RV/toys. OFFERED AT \$189,500

1430 Trent Court



Pending
Well-maintained townhome in great north location. This two-story home has lots of new! Main-floor living room with fireplace, updated kitchen and dining room leading out to a private patio in a fenced yard. This clean, comfortable home is ready for a new owner! OFFERED AT \$169,900

Put experience to work for you!



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6106 YELLOWSTONE RD
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1464 Deerbroke Trl.

Remarkable close-in rural home will wow you! Featuring brick & steel exterior w/ new windows throughout on 4.5 acres. Spacious living & dining room feature new Teak floors, & look onto the deck & mature landscaping. Amazing cooks kitchen, walkout basement, & so much more! \$569,000
CALL CYNTHIA - 221-3334



709 Rodeo Avenue

Lovely ranch style in desirable western hills. This home features 3 main floor bedrooms with large updated kitchen, and spacious family room with fireplace. The walkout basement has 2 bedrooms and wonderful family room with bar. Beautiful lawn, exceptionally maintained home. \$383,000
CALL CYNTHIA - 221-3334



7506 Danni Marie

Great room w/ fireplace that flows out onto oversized patio. Open kitchen w/ Corian counters, tile backsplash & all appliances. Large master suite, 5 piece bath & walk-in closet. Basement has been beautifully finished, expansive family room, wet bar, 2 additional BR & full bath. \$369,900
CALL CYNTHIA - 221-3334



3708 Land Court

This lovely 2-story home has open concept main floor w/ cozy corner fireplace. Open kitchen w/ granite counters & upgraded appliances. Awesome master suite w/ fantastic walk-in closet. 4 BR, 4 BA home. Fenced backyard. \$239,900
CALL CYNTHIA - 221-3334



6606 Wilderness Trl.

Open and bright, new floor plan from JEI. There is a large patio off the dining room for outdoor entertaining. The master suite features large shower and double vanity plus nice walk in closet. 2 additional BRs upstairs are well sized. Full unfinished basement, large 2 car garage. \$234,900
CALL CYNTHIA - 221-3334



5245 Shadow Rock

Beautiful new home by Empire Builders. Open, updated floor plan with split bedroom design. Wonderful for entertaining. Hardwood floors in the kitchen and dining and granite counters. Spacious patio and nice sized backyard. The basement features family room, 4th BR and full bath. \$313,500
CALL CYNTHIA - 221-3334



1111 East 6th Street

Two cute homes on one lot. The front home is 950 sq ft with new carpet, paint, furnace and roof. The back home has newer flooring and hot water heater. Nice condition in both. Great cash flow, excellent return. Each home is separately metered. \$119,000.
CALL CYNTHIA - 221-3334



5000 Rock Springs

Spacious townhouse is a great value! 3 bedrooms, 2 and a half baths 2 car garage and central air. Unfinished basement for storage or future expansion. No HOA. Why rent when you can own! \$194,900
CALL CYNTHIA - 221-3334



2306 E. 9th St.

Darling bungalow in perfect condition! Brand new siding and windows, newer carpet, new insulation to current code. 2 bedrooms and 2 baths. The appliances are included. The front and back yards are fenced. Ally access and plenty of parking. \$119,900
CALL CYNTHIA - 221-3334



Cynthia BIGGS
(307) 221.3334
cynthiabiggs@cheyennehomes.com



Sean BIGGS
(307) 214.8813
seanbiggs@cheyennehomes.com



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#1 PROPERTIES

6106 YELLOWSTONE RD
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2313 ROOKS AVENUE

Great home! This home has so much to offer with 3 bedrooms, 2 baths, and a 2-car garage. The outside has wonderful landscaping. Inside you'll find hardwood floors, vaulted ceiling, and eat-in kitchen and so much more! \$165,000



3519 SOWELL ST.

Beautiful home by Gateway Construction in desirable Thomas Heights. This home has 3 bedrooms, 2 baths and a 3-car garage. This a great open floor plan with hardwood floors, an eat-in kitchen with pantry, separate dining, and main floor master. \$362,700



3501 SOWELL ST.

The Cheyenne Floor Plan by Gateway Construction. 2-story home with hardwood floors in kitchen & dining room, granite in the kitchen, open floor plan w/ gas fireplace, 4 large BR. Large master 5 piece bath w/ walk-in closet. \$374,000



1420 W. 6TH AVENUE

Location, location! Larger brick ranch-style home w/ 5 BR, 4 BA, 2-car garage, all on a corner lot. Hot water heat and C/A. Tons of storage in this open floor plan! \$395,000



3515 SOWELL STREET

Gateway Construction. Ranch style home w/ Hardwood floors, in kitchen & dining area, open floor plan w/ granite countertops, 3 BR that includes a large master suite. \$336,000



10 CRYSTAL LAKE

5 very private acres that can be used as a cabin site or year round home. Original house was built in 1912 w/ additional sq. ft added in 1966. 3 BR, 1 full BA, hardwood floors, dining area. \$200,000



1121 OLD TOWN LANE

Great location! Formerly Jackson's All American Sports Grill. 5700+ sq. ft. feet ready for occupancy. Land, building and all fixtures can be included in sale. \$1,500,000



9710 DELAWARE STREET

Large ranch-style home close to town on 0.83± acres. Over 4,200 sf of living space, 5 BR, 3 BA, two-car attached garage, and a year-round sunroom. \$349,000



1600 ALLISON ROAD
Steel building, office, warehouse for lease on 1.07 acres. A/C, kitchen area. Lease price: \$6,000

400 & 402 PARSLEY BLVD.
Very nice warehouse space. Lease price: \$8.50 Sq. ft.

TBD S. INDUSTRIAL RD
Heavy Industrial Land w/ interstate access. \$1,500,000

416 CENTRAL AVENUE
Commercial property, high visibility. \$119,000



3766 SADDLE RIDGE TRL.

Saddle Ridge twinhome in great condition! Three bedrooms, three baths, and a two-car garage. You'll love the eat-in kitchen, the separate dining, and easy to maintain exterior. \$210,000

Joe Svec

307.640.9865

joesvec@cheyennehomes.com



What's Your Home Worth?

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We give each and every home we build the same care and attention that we would if it was our very own.. After all, it's not just "a" home we're building... it's your home.

OUR FEATURED HOME



3 bedroom, 2 bath

\$357,900

2077 Lacy Drive

Start the New Year with a new home! This charming and tranquil home features an open layout with beautiful hardwood floors and high, vaulted ceilings. The Kaycee has a gourmet kitchen with sunny breakfast area, spacious pantry and large kitchen island that offers additional seating! Every member of the family will have their own space with the 3 bedrooms and large, spacious family room. This home comes with an attached 3 car garage and 5 acres of land. This is one resolution you will definitely want to keep! Do not miss out on your new home!



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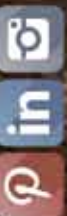
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J. Fred Volk

307.421.0347

jfredvolk@cheyennehomes.com



Wendy Volk

307.630.5263

wendyvolk@cheyennehomes.com



John Volk

307.771.8359

john.volk@wvma.com

3721 MCCOMB AVENUE



Classic contemporary in the Avenues in a park-like setting. Five bedrooms, three baths, finished basement, two-car attached garage. Large picture windows overlooking a lush back yard and outdoor swimming pool. Integrated air-conditioning units. \$369,000 www.64530.WendyVolk.com

6803 LARAMIE STREET



Pristine ranch-style with incredible views! Five bedrooms, three baths, with exquisite attention to detail throughout. Open floor plan with stunning gourmet kitchen, stainless appliances, breakfast bar, granite counters. Spacious great room, cozy gas fireplace, hardwood floors. Garden-level with oversized family room and wet bar. Adjacent to Saddle Ridge City Park and Greenway. \$385,000 www.65868.WendyVolk.com

212 MANDAN LANE



Exceptional ranch-style townhome nestled on a quiet cul-de-sac overlooking the city and mountains. Open, sunny floor plan with four bedrooms, three baths, neutral decor. Back deck with retractable awning. Fully finished basement includes oversized family room. Minimal maintenance and no homeowners association fees! Close to schools, shopping, and recreation. \$299,500 www.65769.WendyVolk.com

1019 CREST PARK DRIVE



Light, bright ranch-style located in the heart of Sun Valley. Six bedrooms, three baths, two-car attached garage. Brand-new kitchen appliances, new carpeting, freshly painted interior. Central air. Covered back patio, fully fenced back yard with storage shed. Walking distance to Sunrise City Park, the Greenway, schools, shopping, and recreation. \$229,900 www.65918.WendyVolk.com

2549 SAGEBRUSH AVENUE



Charming townhome with two bedrooms, 2.5 baths, located in Buffalo Ridge area. Fully fenced back yard, sprinkler system. Cozy fireplace, central air. Fully finished basement. Delightful covered back deck. No HOA costs. Walking distance to schools, shopping, recreation. \$169,900 www.65923.WendyVolk.com

1501 MONROE AVENUE



Sunny and spacious quad-level home, six+ bedrooms, two baths in the Sun Valley area. Brand-new carpeting and kitchen appliances. Large fully fenced back yard with storage shed. Two-car detached garage with alley access plus one-car attached garage. \$229,900 www.65922.WendyVolk.com

3883 GUNSMOKE ROAD



Pristine townhome in Saddle Ridge with three bedrooms, three baths. Cozy gas fireplace, neutral colors, central air. Landscaped, fully fenced back yard, large patio area. Unfinished basement for storage galore. Close to schools, park, shopping, and Greenway. \$234,500 www.66102.WendyVolk.com

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#1 PROPERTIES

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J. Fred Volk

307.421.0347
jfredvolk@cheyennehomes.com



Wendy Volk

307.630.5263
wendyvolk@cheyennehomes.com



John Volk

307.771.8359
john.volk@wrmb.com



CAMPSTOOL BUSINESS PARK



The best shovel-ready development on I-80. Over 200 acres within city limits, zoned Light Industrial (LI), Heavy Industrial (HI) and Commercial. Direct access to U.S. Interstate-80 at the Campstool Road Exit Interchange. All city utilities, with available high-speed fiber optic data transmission. Parcels range from one to 20 acres.
www.campstoolbusinesspark.com

8610 TRUCKER TRAIL



FOR SALE

Brand new commercial/warehouse facility in Campstool Business Park, minutes east of downtown Cheyenne. Located at I-80/Campstool interchange by Lowes Distribution Center. 10,000+ sf building on 2+ acres zoned HI. Adjacent land available for expansion. City utilities - water, sewer, electric, gas in place - access to high speed data. \$1,300,000
www.62512.WendyVolk.com

CROSSROADS CENTER



FOR SALE

The Crossroads Center encompasses over 14 acres and is situated at the southeast edge of Cheyenne, just 1.3 miles from I-80. Zoned MUB (Mixed Use Business Emphasis) within the city limits. Call for details.
www.41293.WendyVolk.com

STOREY BOULEVARD



FOR SALE

Looking for a ready to build site for Multi-Family units and rental property?? Look no further. Newly platted subdivision with approved site plan. Plans approved for 3 four-plexes and possible 3 duplexes or 2 six-plexes. No site preparation or infrastructure has been completed. All plans will be transferred to new owner. \$145,000
www.63090.WendyVolk.com

3901 SOUTH INDUSTRIAL RD



FOR SALE

Prime commercial/industrial site with 2400± sf office building and 5590± sf warehouse building. Highly visible location on 2.65 acres. Conveniently situated near the corner of I-80 and College Drive Interchange. Zoned Light Industrial. Class-A office building (60x40) has open /flex space, private offices, two ADA restrooms. Heated 43x130 warehouse includes small office, ADA restroom, one 16' overhead door, one 25-ton overhead crane, and one 10-ton overhead crane. \$1,195,000
www.66085.WendyVolk.com

715 EAST 15TH STREET



FOR LEASE

Centrally located downtown location! Property includes 3,040± sf remodeled office space and generous 14,000± sf warehouse area with interior dock-high loading and overhead radiant heat. Seven overhead doors, with currently two bays partitioned into a separate section. In addition, there is approximately 12,000± sf fenced yard area adjacent to the property. 220 power. Air hose lines already in place. Landlord prefers a three-to five-year lease (\$4,620/mo NNN).
www.66089.WendyVolk.com

1013 EAST LINCOLNWAY



FOR LEASE

Great office space on a high-visibility street. Four large offices (room for two cubicles each), reception and waiting room, huge conference room, rear storage room with overhead door. Landlord may modify to suit tenant needs. New handicap-accessible restroom.
www.62182.WendyVolk.com

613 EAST 25TH STREET



FOR LEASE

Centrally located metal warehouse facility for lease at the corner of Maxwell Avenue and East 25th Street; just blocks from downtown Cheyenne. Clear-span building with 3,650± sf and located on a 17,424± sf lot. Excellent for storage or maintenance. Complete city utilities in place. Annual lease rate of \$8.50/sf with a minimum three-year lease term. Call for details.
www.62101.WendyVolk.com



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J. Fred Volk

307.421.0347
jfredvolk@cheyennehomes.com



Wendy Volk

307.630.5263
wendyvolk@cheyennehomes.com

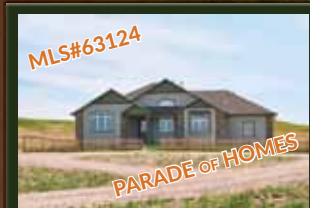


John Volk

307.771.8359
john.volk@wmp.com



Leaning Tree HOMES



3723 RIATA LOOP (LOT 17)
5.75 Acres in Riata Ranch Subdivision
JADEN MODEL
3 Bedrooms | 2 Baths | 3-Car Garage
Move-In Ready!
\$398,000



3976 SILVER OAK (LOT 13)
36.98 Acres in K2 Ranch Subdivision
JOHN MODEL
3 Bedrooms | 2 Baths | 2-Car Garage
September 2016 Completion
\$338,000



3765 RIATA LOOP (LOT 24)
5.97 Acres in Riata Ranch Subdivision
KODY MODEL
3 Bedrooms | 2 Baths | 2-Car Garage
January 2016 Completion
\$321,000



3961 SILVER OAK
36.99 Acres in K-2 Ranch Subdivision
ADDY MODEL
3 Bedrooms | 2 Baths | 2-Car Garage
March 2017 Completion
\$348,000



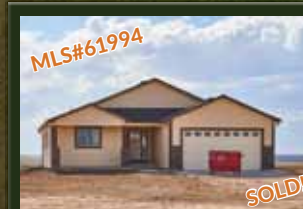
846 DEAN FOGG (LOT 35)
9.57 Acres in Blue Ribbon Estates
MCKENZIE MODEL
3 Bedrooms | 2 Baths | 2-Car Garage
March 2017 Completion
\$357,000



3725 RIATA LOOP
5.17 Acres in Riata Ranch Subdivision
ADDY MODEL
3 Bedrooms | 2 Baths | 2-Car Garage
March 2017 Completion
\$326,000



3762 RIATA LOOP (LOT 4)
5.00 Acres in Riata Ranch Subdivision
ERIC MODEL
3 Bedrooms | 2 Baths | 2-Car Garage
December 2016 Completion
\$289,800



3757 RIATA LOOP (LOT 22)
5.60 Acres in Riata Ranch Subdivision
JOHN MODEL
3 Bedrooms | 2 Baths | 2-Car Garage
December 2016 Completion
\$321,000



LOT 16 RIATA LOOP
7.24 Acres in Riata Ranch Subdivision
JADEN MODEL
3 Bedrooms | 2 Baths | 3-Car Garage
May 2017 Completion
\$374,600



Happy New Year!
Time for a new home!



3551 Citation Road

Quality construction & charm! Fabulous new construction by Double T. Custom tile work, hardwood floors in kitchen & living rm, alder doors & granite in kitchen & baths. 5-piece master bath, 2x6 construction & a 96% high efficiency furnace. Front & back patio! \$369,000

Matt MUNFORD
307-640-3756
matt@cheyennehomes.com



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



See it today!

4523 El Camino Drive

Beautiful, well maintained open-design quad-level home on a large corner lot. Four bedrooms, three baths, formal living room and spacious family room with a fireplace. Impressive open kitchen and dining area. Backyard is fully fenced with sprinkler system. Don't miss this beautiful home. All new carpet can be yours with a \$4,300.00 seller paid carpet allowance. \$229,500



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6106 YELLOWSTONE RD
1660 DELL RANGE BLVD



Wheatland

905 13TH STREET
Great 3 BR (could be 4th BR!)/2 BA home with room to grow! 2688SF home on a huge lot with 4-car "oversized" attached garage, new kitchen, windows, plumbing, wiring, & meter...and so much more! \$179,000

New Listing!

5200 POINT BLUFF.
Great 4 BR/3 BA home with over 2400 SF of living space! Many upgrades and lots of storage. Fenced back yard, new paint, cabinets, fixtures, carpet, and updated baths! \$235,000

Wheatland

1869 STATE HWY 34. 29.49 acres just 30 minutes from Wheatland! Beautiful mountains surround this 3 BR/2 BA home w/ 2-car detached garage, chicken coop, loafing shed, and fenced acreage. \$217,000

Wheatland

1557 COTTONWOOD. Lovely home with many upgrades! Terrific kitchen, 2 pantries, 5 BR/4 BA, oversized 2-car garage, sprinkler system, AC and so much more! Call for complete details! \$285,000

Wheatland

900 CIRCLE DRIVE. Secluded 3 BR/3 BA home with awesome views! Oversized 2-car garage + carport on a huge lot. Nice open floor plan, stucco and brick exterior, all on one level. \$249,900

LAND

PREUIT ROAD	#65942	\$75,000
36 SUNSHINE DR	#62087	\$130,000
TR GO-19	#65419	\$74,900
6 PLATTE RIV RNCH	#56650	\$63,500

Wheatland

452 E OAK ST. Private and secluded home on one acre. 5 beds, 3 baths, 2-car attached and 3-car detached garages. Large rooms, lots of storage. Sheds, mature trees, beautiful garden. Close to town and priced to sell! \$248,000

Wheatland

1054 CEDAR STREET. Great investment property! 1 - 1 BR/1 BA unit and 1 2 BR/1 BA unit, both clean and cozy! New furnace in both units, new windows and paint, and updated bathrooms! \$92,000



Phyllis Gapter

www.PhyllisSellsPlatteCounty.com

307-331-0589
phyllis@cheyennehomes.com

marilyn@cheyennehomes.com

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Marilyn THOMAS
ASSOCIATE BROKER, CRS
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I ♥ remarkable!

518 WESTERN HILLS. Beautifully maintained Quad level home. Great location. Upper level has 3 bedrooms and master suite has a master bath. Patio door out to huge deck and patio. Garden level has cozy family room with wood burning fireplace, deluxe bathroom with jetted tub and great laundry room with built-in cabinets. Fourth level has a fantastic hobby room/den with wet bar and plenty of cabinets. 4th bedroom (no egress window). Fenced yard with mature landscaping and sprinkler system. Two car garage. Walking distance from grades K-12. \$259,500.00



1103 WINDMILL ROAD. Lovely all brick ranch style in desirable Cole Addition. Updated kitchen with oak cabinets. Hardwood floors, main floor family room & a sunroom. 2 bedrooms & main level. Finished basement with 2 more bedrooms, rec room & 2nd bathroom. 2 car garage. Corner lot. \$229,900.00



2474 ROAD 218. Amazing Country 2-story log home with loft situated on 10 acres. No Covenants! Beautifully remodeled!! Private master suite in the loft with master bath. Newly remodeled kitchen, great room, and remodeled bathrooms. Perfect horse set-up. Round pens, corrals and barn. Two car attached plus a car-buffs dream outbuilding with 7000# car lift. \$780,000.00



2468 ROAD 218
SALE PENDING

4909 COLUMBIA DR. Needs TLC. Manufactured home with 3 BR & 2 BA. Master bedroom w/ master bathroom. Main floor laundry. Covered patio. Attached 3 car garage. 35x67 outbuilding that will hold an RV. Also a heated workshop with a bathroom. Covered patio. K-12. \$181,900.00



1706 SHADOW VALLEY TRAIL
SALE PENDING

810 N. TABLE MOUNTAIN
SALE PENDING



1522 ANDOVER DR. Remarkable Home. Stunning remodeled kitchen w/ granite counter tops & all the extras! Formal dining, living room w/ bay window & wood burning fireplace. Main floor family room w/ tile floors & formal entryway with attractive double doors. Upper level has 3 bedrooms, hardwood floors & remodeled bathroom. Lower level has elegant bedroom w/ walk-in closet, laundry & storage. Enclosed sun room. Incredible 1/2 acre lot! 2 car detached oversized garage plus RV building. (26 x 40). Alley access. \$349,900



2102 E. 15TH STREET. One of a kind home. The craftsmanship is incredible. Brick home with curved walls. Everything in this home is brand new! New roof, furnace, new carpet & flooring, all electrical & plumbing. Formal dining, 3 bedrooms new kitchen with pecan cabinets, pantry & new appliances. Living room w/ wood burning fireplace. 3 bedrooms 7 main floor laundry. 4 car garage, corner lot & 1/2. Covered patio & covered front porch. \$197,300.00 #66118



211 EAST 6TH STREET. Duplex- Up and down. Great cash flow. Main level has recently been had some remodeling done. 2 bedrooms & laundry hook up. Deck & private fenced back yard. Lower unit has 2 bedrooms & 1 bath. Private entrance & fenced yard. Exterior recently painted. Live in one unit and rent the other to help make your payments. Call for appointment today. \$129,900 #66100



1410 CONCERTO LANE. Classy 2-story home. Great kitchen w/ ample cabinets & counter tops. Dining area, vaulted ceilings & main floor master bedrooms w/ deluxe master bathroom. Wrap around stairway leads to upper level w/ 2 bedrooms & full bath. Full unfinished basement & 2 car garage. Fenced yard & patio. \$249,900.00



BLUE MOUNTAIN TR 48. Building site with mountain views. This lot is located in Spring Creek Ranch, approximately 13 1/2 miles west off Horse Creek Road. 4.7 acres, fenced. Modular homes are permitted. Horses permitted. Enjoy the sunsets & wildlife. \$26,900.00



ROAD 109. Fantastic views of Table Mountain & valley. Property is partially fenced. Close to State Park, Crystal Lake & Crow Reservoirs. Great Wyoming sunsets & abundance of wildlife. \$40,000. #64667



1410 MADISON AVENUE. Brick ranch style home. Oversized 2 car detached garage w/ work shop. Wonderful main floor family room with wood burning fireplace. Main level has 2 bedrooms & there are 2 more bedrooms in the basement, (no egress windows). 2nd family room in basement & a 2nd bathroom. Enclosed-screened area for a hot tub. Alley access and pad for RV parking. \$189,900

NEW PRICE!

68 SUNSHINE. River front property. Located in Laramie River Ranch. 51.27 acres with river running on property. Great fishing! The back of this property is bordered by BLM land. Fantastic views of Wheatland Reservoir #3 and the mountain range beyond. Wildlife, hunting, fishing and hiking. Located outside of Rock River. \$71,000.00



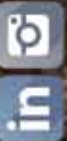
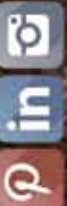
211 SUNSHINE. Laramie River. Near Wheatland Reservoirs #2 and #3. Majestic views over the Laramie plains to Elk Mountain. This property overlooks the Laramie River. Snow-capped mountains in the distant horizon. Enjoy the hunting, hiking and fishing. 35+ acres. North of Laramie. Closest town is Rock River. \$75,000.00 #65472



112 W. 17th Street. FOR LEASE OR SALE. DOWNTOWN CHEYENNE. 10,000 sq ft BUILDING FOR SALE. Long term lease with a restaurant presently in place. Formerly the Mayflower... Some restaurant equipment & fixtures. Structure was built to add an additional 2 stories. Full City of Cheyenne liquor license are available at this time at an additional cost. Possible Owner Carry. Very flexible terms. **Marilyn Thomasee 634-1188**

A RARE FIND!

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



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SMITH BARRETT

TEAM

AVAILABLE FEBRUARY 2017



THE BRANT II | \$400,000

AVAILABLE NOW!



THE WIGEON II | \$430,000

AVAILABLE NOW!



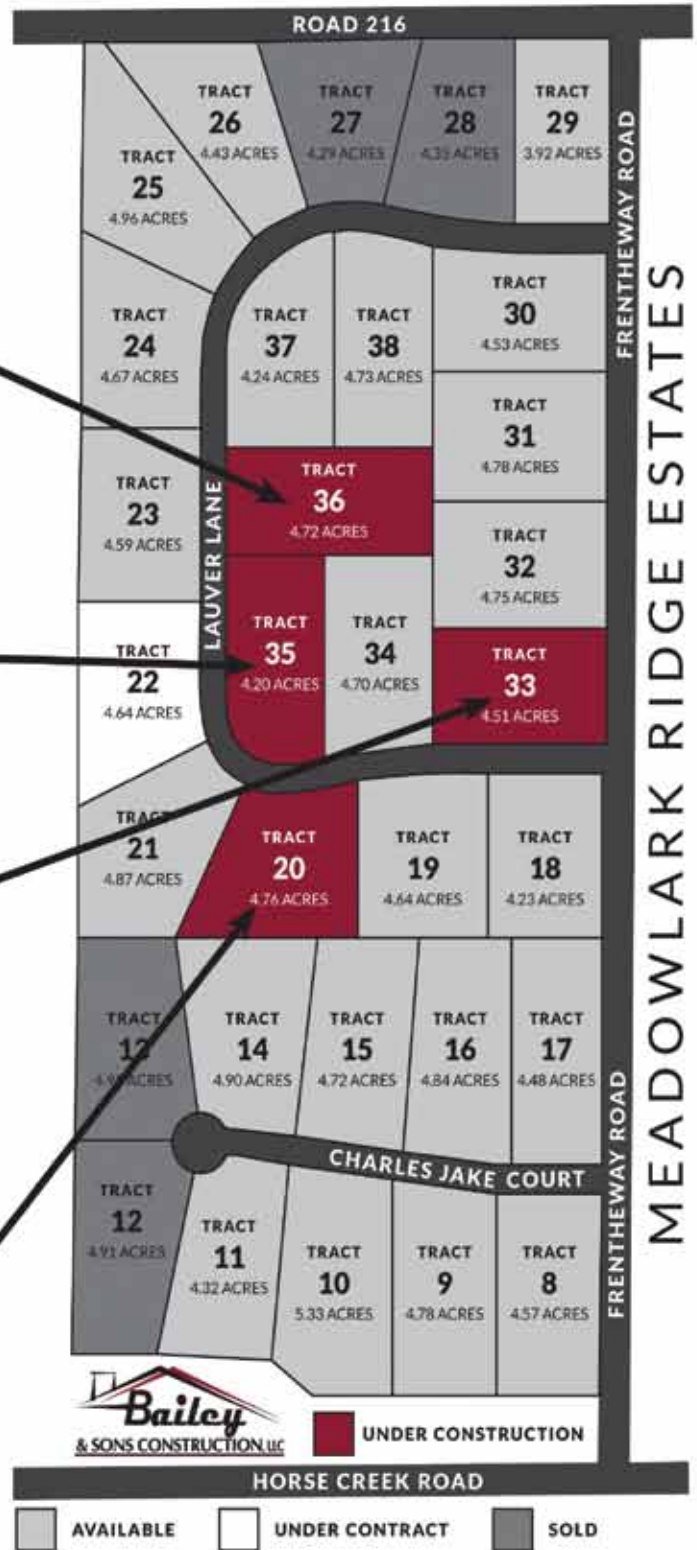
THE RINGNECK II | \$420,000

AVAILABLE MARCH 2017



THE SPRIG | \$374,900

BUILDER WILL ASSIST WITH CLOSING COSTS!



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AMY SMITH
amy@cheyennehomes.com
(307) 214-5583



DANE BARRETT
dane@cheyennehomes.com
(307) 214-9467

www.smithbarrett.com



1881 LAUVER LANE
Rural Residential - Cheyenne, WY

NEW CONSTRUCTION!

\$430,000

You'll fall in love at first sight with the board & batten siding on this three bedroom, two bathroom farmhouse. Walk in the front door and you really will be hooked...vaulted ceilings, gorgeous tile, popular painted cabinets and expansive windows throughout the house are just a few of the fabulous features this home boasts. This isn't just your grandparents' farmhouse though - this home is pre-wired for Smart Home Technology. We can't wait to show off all the tech savvy upgrades this home features.



1873 LAUVER LANE
Rural Residential - Cheyenne, WY

NEW CONSTRUCTION!

\$420,000

Lovely 3 bedroom, 2 bath home is located just 15 minutes from downtown Cheyenne in the desirable Meadowlark Ridge Estates & is set on approx 5 acres among rolling hills with mountain views. We know you'll love the open floor plan, covered porches & three car garage & we think you'll like our color selection. However, we know that if you arrive in time you'll absolutely love your own choices. Call to today!



NEW LISTING!

\$500,000

Home on the Range!! If you're looking for a perfect rural setting close to town look no further. This 56+/- acre property is literally within minutes of downtown Wheatland and features mature trees, excellent outbuilding and barn with stalls. The four bedroom, two bath home features an open floor plan with an attached two car garage. Large outbuilding with concrete floor provides excellent workspace. The four stall barn with tack room & loafing shed and outdoor pens are perfectly set up for horses. All acres can be irrigated. Call today!

608 BEECH STREET
Residential - Pine Bluffs, WY



\$195,000

This spacious brick rancher features great living space, 3 nicely sized bedrooms, a unique jack and jill bath, and lovely hardwood floors. The huge yard features a sprinkler system and mature trees. Central air will keep you cool and comfortable while the gas fireplace will be perfect on those chilly winter evenings.

706 BEECH STREET
Residential - Pine Bluffs, WY



\$205,000

Looking for a terrific home in Pine Bluffs? This charming 3 BR 2 bath home features fresh paint, main floor living & a fabulous kitchen that was recently renovated. Single car attached garage & detached 2-car garage w/ heat & AC. There's also a nicely sized utility shed for all of your extra storage needs. This home features central AC & a fenced back yard!

407 MAIN STREET
Residential - Pine Bluffs, WY



\$289,900

Fabulous 5 BR/3 BA home renovated from top to bottom featuring hardwood floors, solid surface counter-tops & upgraded kitchen/bathroom cabinets. Huge master bedroom features master bath & 10x11 walk-in closet. Gorgeous yard features sprinkler system, back patio and firepit area surrounded by new trees.



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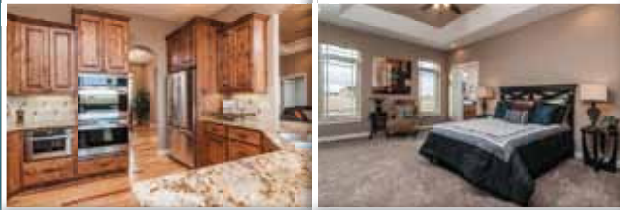
another gorgeous family heirloom by



3480 Stampede Ranch
HR RANCH SUBDIVISION

offered at \$434,500

PHOTOS ARE FROM A PREVIOUS SIMILAR BUILD



JANUARY COMPLETION



FLOOR PLAN
THE CHRISTAL II

Larry Sutherland
larry@cheyennehomes.com
307.630.0528

EXTERIOR

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

INTERIOR

- 10' ceilings throughout

PAINT

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

KITCHEN

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

GREAT ROOM

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

MASTER BEDROOM

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

BEDROOMS 2 & 3

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

MASTER BATH

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

HALL BATH

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

ENTRYWAY

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

GREEN FEATURES

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



7218 RODEO COURT

Fantastic home in quiet cul-de-sac in beautiful Western Hills North! A lovely formal living room plus an inviting main floor family room are just the ticket. 3 car garage. Amazing, huge trees line the private backyard with a fun deck. \$397,000



Under Contract!



520 STERLING DRIVE

Enchanting!! Awesome granite topped center-island kitchen loaded with extras, lovely formal dining, extensive hardwood floors, beautifully finished basement! Amazing rear yard, huge trees, deck and flagstone patio with a cozy fire-pit! No HOA. \$355,000

Under Contract!



4022 CAREY AVENUE

Spectacular!! A jewel on the Avenues! Gracious rooms that let the beautiful outdoors in! Elegant finishes. The most fabulous back yard and flagstone patios you've ever seen - over 1,100 sf of amazing outdoor living!! Built-ins beyond belief! Viking stove, Sub-Zero refrigerators. Perfection at every turn! \$550,000



Larry Sutherland
(307) 630-0528
larry@cheyennehomes.com



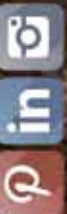
Kim Sutherland
(307) 630-1488
kim@cheyennehomes.com



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3005 & 3007 NATIONWAY

\$650,000

2184± sf DT's Car Wash and
4500± sf warehouse! Owner
may carry, OR would lease just
the warehouse (\$2,800/mo plus
utilities).

Larry Sutherland, 630-0528



TBD DIAMOND CREEK ROAD | \$3,130,022

The best lot in North Range Business Park, just next to
Microsoft. Great commercial corner in this PUD. Priced at
only \$2/sf. *Larry Sutherland, 630-0528*



TBD NATIONWAY | \$399,000

Terrific visibility in high-traffic location between the Kia
Dealership and DT's Car Wash. 2.16 acres zoned Commercial,
unlimited possibilities. *Larry Sutherland, 630-0528*

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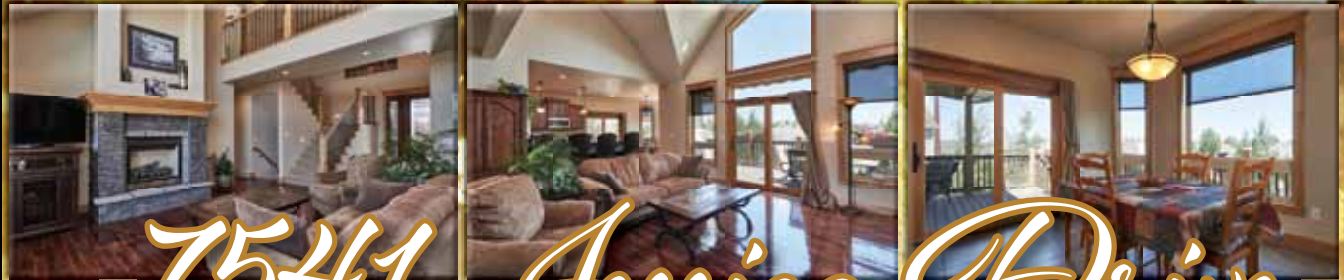


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New Price!



7541 Jessica Drive

Stunning! Truly exceptional custom-built Frauendienst quality built home! Every imaginable detail has been loaded into it! Warm woods, expansive windows, amazing design! Spacious rooms, fantastic closet space, gorgeous granite and tile! The perfect cul-de-sac location! Fantastic landscaping! Fabulous custom basement finish! Bonus theater room! Alder trim throughout, beautiful teak hardwood flooring.
OFFERED AT \$679,900



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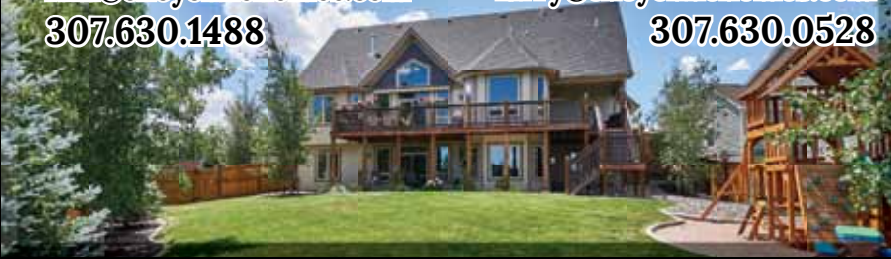


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Kim Sutherland
 kim@cheyennehomes.com
 307.630.1488

Larry Sutherland
 larry@cheyennehomes.com
 307.630.0528



#1 PROPERTIES



Allison Murphy
307-640-9222



Amanda Turner
307-365-2317



Amy Smith
307-214-5583



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307-773-8494



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307-631-4096



Kim Sutherland
307-630-1488



Larry Sutherland
307-630-0528



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307-772-1342



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307-214-7055



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2017

HAPPY
NEW YEAR
CHEYENNE!

we love you! 

**YOU'RE THE
BEE'S KNEES**

★
★
★
★
★
**YOU
ROCK!**

 *and the cat's meow!*

YAY, YOU!
awesome!



★ how cool are you?



YOU'RE #1 IN OUR BOOK!

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