



# 2478

207 W. Ramshorn Street  
P.O. Box 663 Dubois, WY. 82513  
307-455-2452  
Email: [propertyinfo@bertmiltonrealty.com](mailto:propertyinfo@bertmiltonrealty.com)  
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*Tucked away in the trees with  
mountain views and nearby  
national forest access makes this the  
perfect home.*



**Residential Property  
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**LOCATION:** 10 Bachelor Creek Court, Dubois, Wyoming

**LEGAL DESCRIPTION:** A fraction of Lot 75, Upper Little Warm Springs Creek Subdivision, Fremont County, Wyoming containing 2.5 acres more or less.

**PRICE:** ~~\$295,000.00~~ **Price Reduced**

**TERMS:** Cash or New Loan

**UTILITIES:**

**Water:** Community Well  
**Sewer:** Private Septic  
**Electric:** High Plains Power  
**Propane:** N/A  
**Telephone:** Dubois Telephone Exchange

**YEAR BUILT:** 1976

**TAXES:** \$2240.00

**REMARKS:** Tucked away in the trees, beautiful mountain views, year-round access, minutes from town, and close proximity to national forest make this the perfect mountain home location! An addition and renovation including metal roof and updated windows were completed in 1993. Features of the two bedroom, three bathroom home include vaulted ceilings, open floor plan, and two rock hearths that accommodate a pellet stove on the main level, and a wood stove downstairs. Other amenities include berber carpet throughout, a partially finished walk-out basement with a bonus room, bathroom, and recreation/family room. Completing the package is a separate, but attached, workshop on the lower level. Must see to appreciate!

The data contained herein was obtained from the owner and other sources deemed reliable; however, it is not guaranteed by this office. Prospective purchasers are advised to examine the facts to their own satisfaction. These details regarding the property are subject to change in price and/or terms, or withdrawal from the market without notice. Brokers are advised to call the Listing Agent prior to showing the property to prospective Buyers. This is not an offer of Sub-Agency, rather a sharing of information.

	<i>Sq. Ft.</i>	<i>Bedrooms</i>	<i>Baths</i>	<i>Heating</i>	<i>Fire place</i>	<i>Deck/patio</i>	<i>Floors</i>	<i>Garage</i>	<i>other</i>
<i>Main Level</i>	1,338	2	2	Electric, Pellet	Yes	Deck	Wall to wall carpet	2-car attached	N/A
<i>Walk-Out Basement</i>	582	Bonus Room	1	Wood	Yes	Patio	Carpet	N/A	Utility room, Family room, Attached workshop