



2645

207 W. Ramshorn Street
P.O. Box 663, Dubois, WY 82513
307-455-2452
Email: propertyinfo@bertmiltonrealty.com
Web: www.bertmiltonrealty.com





**Residential Property
2645**

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LOCATION: 2 Spruce Road, Dubois, Wyoming

LEGAL DESCRIPTION: Lot 32, Warm Springs Mountain Subdivision, Fremont County, Wyoming containing 2.84 acres more or less

PRICE: **\$219,900.00**

TERMS: Cash or New Loan

UTILITIES:

Water: Private Well
Sewer: Private Septic
Electric: High Plains Power
Propane: V-1 and Ferrell
Telephone: Dubois Telephone Exchange

YEAR BUILT: 1992

TAXES: \$1,788.69

REMARKS: Own your own little piece of the mountain. This wonderful cabin, located in the ever popular Union Pass area boasts 3-bedrooms, 1.25-baths, open living/kitchen/dining areas, loft, great views and basement garage with workshop. Snowmobile, ATV or walk to National Forest or area lodges. Trees, year round access and partial fencing. This is your chance to have the family get-away you've always wanted.

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>Level 1</i>	1,040	2	1	Propane EBB Wood	Wood Stove	Deck	Carpet Linoleum Tile	Basement One-car Oversized
<i>Level 2</i>	520 Loft	1	1/4	Ebb			Carpet	
<i>Basement</i>	Garage workshop Utility Room							