



# 2454

207 W. Ramshorn Street  
P.O. Box 663 Dubois, WY. 82513  
307-455-2452  
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**Residential Property  
# 2454**

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**LOCATION:** 31 Open View Road, Dubois, Wyoming.

**LEGAL DESCRIPTION:** Lot 19, Warm Springs Mountain Subdivision, Fremont County, Wyoming, containing 3.04 acres, more or less.

**PRICE:** **\$310,000.00**

**TERMS:** Cash, new loan

**UTILITIES:**

- water** Private well
- sewer** Private septic
- electric** High Plains Power
- propane** Amerigas
- telephone** Dubois Telephone Exchange

**YEAR BUILT:** 2002

**TAXES:** \$2334.00

**REMARKS:** This beautifully crafted recreational cabin is located in the popular Union Pass area. Public lands (National Forest) access is within walking distance. If winter recreation is your gig, access to over 800 miles of groomed snowmobile trails await just outside the driveway. The interior of the cabin has hand crafted pine trim, cabinets and paneling that blend well with tile and laminate floors. The covered deck has plenty of room for outdoors entertaining with 360 degree views of the area. An additional enclosed storage area houses all types of recreational vehicles. Come and enjoy the wilds of Wyoming without breaking the bank.

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>Level 1</i>	600	0	1	Forced air gas, hot water gas	2	Covered porch	Tile & Laminate flooring	1-car attached	480 sq. ft. enclosed storage
<i>Level 2</i>	800	2	1/2						