



2616

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





**Residential Property
2616**

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LOCATION: 408 Lincoln Street, Dubois, Wyoming

LEGAL DESCRIPTION: Lots 7, 8 and 9, Block 3, North Heights Addition to the Town of Dubois, Fremont County, Wyoming containing 22,500 square feet, more or less.

PRICE: **\$176,500.00**

TERMS: Cash/New Loan

UTILITIES:

YEAR BUILT: 2000

- Water:** City
- Sewer:** City
- Electric:** High Plains Power
- Propane:** Customer owned tank
- Telephone:** Dubois Telephone Exchange

TAXES: \$1,302.08

REMARKS: This exceptionally built manufactured home is situated on three city lots with landscaping, decks and fantastic views in all directions. You'll find the 1,300+ square foot, three bedroom, two bath home has been well cared for and boasts plenty of cozy space. The master suite has a walk-in closet, French doors and wonderful garden tub. Other amenities include a dining nook, built-in desk, breakfast bar, appliances & vaulted ceiling. There's plenty of space to park an RV and the 24' x 30', two-car garage can accommodate your vehicles & toys and also has a heated workshop. This is certainly a great place to call home!

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> | 1,344 | 3 | 2 | Propane forced air | None | Deck front & back | Vinyl carpet tile | Detached 2-car w/ workshop |
| <i>Crawl Space</i> | Yes with concrete foundation | | | | | | | |