



2611

207 W. Ramshorn Street
P.O. Box 663, Dubois, WY 82513
307-455-2452
Email: propertyinfo@bertmiltonrealty.com
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**Residential Property
2611**

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LOCATION: 52 Hart Trail, Dubois, Wyoming

LEGAL DESCRIPTION: A fraction of Lot 100 and all of Lot 101, Upper Little Warm Springs Creek Subdivision, Fremont County, WY, containing 8.21 acres, more or less.

PRICE: **\$399,900.00**

TERMS: Cash, new loan

UTILITIES:

YEAR BUILT: 1977

water Warm Springs Water District
sewer Private septic
electric High Plains Power
propane n/a
telephone Dubois Telephone Exchange

TAXES: \$2,544.00 — 2010

\$911.00 — Warm Springs Water District, 2010. 2011 Assessment under new formula to be determined.

REMARKS: Enjoy country solitude in this wonderful three bedroom, 1.5 bath contemporary style home. Take in an early morning sunrise and amazing valley views from the wrap-around deck. Calming paint schemes, moss rock fireplaces, tile and hardwood floors and warm wood accents lend to the charm of this property.

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>
Level 1	1,344	0	1/2	ETS Heater	Fireplace insert	Wrap-around	Tile and Hardwood	Two car attached	168 sq. ft shed
Level 2	672	1	1	Baseboard	N/A	N/A	Hardwood	N/A	N/A
Basement	1,344	1 finished and 1 unfinished	1 unfinished	Baseboard	Wood Stove	N/A	Carpet and Concrete	N/A	50% Finished basement