



2514

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



UNION PASS HIDEAWAY!!
Clean, country living in the heart
of a recreationalists dream!



**Residential Property
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LOCATION: 54 Fir Road, Dubois, Wyoming

LEGAL DESCRIPTION: Lot 5, Warm Springs Mountain Subdivision, Second Filing, Fremont County, Wyoming, containing 4.2 acres more or less

PRICE: \$225,000.00

TERMS: Cash or new loan

UTILITIES:

- Water:** Private Well
- Sewer:** Septic
- Electric:** High Plains Power
- Propane:** V-1 Propane Co.
- Telephone:** Dubois Telephone Exchange

YEAR BUILT: 1974

TAXES: \$1,588.00

REMARKS:

Escape to your very own playground when you move into this mountain home nestled amongst towering aspen and pine trees. The three bedroom, two bath home boasts a beautiful rock fireplace with wood insert, tongue and groove accents and great views. This charmer is in the popular Union Pass area known for its recreational delights such as snowmobiling, hunting, hiking, horseback riding, 4-wheeling and fishing.

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>	784	One	One	Wood Electric Propane	Native moss rock with wood insert	Wrap around	Carpet And Linoleum	Detached 16x20
<i>Loft</i>	420	Two	One	Propane				
<i>Crawl Space</i>	Cinder Block 4 plus feet							