



# 2492

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Close enough to downtown Dubois and quiet enough to fly~fish out the back door.



# Cabin on the Wind

Move right into this charming log home on the Wind River. Fly-fish out your back door! This old cabin has new life! A pine dining table that seats eight is located in the tiled River Room that looks out on the deck by the Wind River. Hardwood floors lead to the den where you will find satellite TV. Granite countertops, custom cabinets, log furniture and hi-speed wireless internet make this feel like home.

The cabin sits on a bend in the Wind River, yet is located right in town. Dubois is known for its western culture, wooden sidewalks, wonderful restaurants and excellent museums. Outdoor activities are steps away and the fly-fishing just does not get any better. Make this unique property your primary residence or consider it your second home with income potential, if you choose.

Cabin on the Wind sits on two town lots, 15,950 sq. ft., more or less, and enjoys the sounds of the river running by all year round.

- **Square footage:** Approximately 1,500 sq. ft. — Three bedrooms/one bath
- **Property taxes:** \$1,355.
- **Flooring:** Solid oak and 12" x 12" tile downstairs; Berber carpet upstairs.
- **Heating System:** Electric ceramic storage heaters that run on off-peak rates during the winter months; two cove heaters installed in bathroom and River Room.
- **Water and Sewer:** Provided by the Town of Dubois.
- **Amenities:** All stainless steel appliances including Jenn-Air range and Bosch dishwasher. Granite countertops, custom made pine cabinets, 3/4" oak hardwood flooring, tile floors in bathroom and River Room, DSL/wireless in cabin and log furniture throughout.
- **This is a turn-key operation:** All furniture, appliances including washer/dryer, linens, towels, dishware, kitchen utensils, pots and pans, Norwegian pine dining table and eight chairs, area rugs, Woolrich bedding, microwave, T.V., lamps and DVD player convey.
- **Legal description:** Lots 18 and 19, Block 7, Switzerland Park, First Extension to the Town of Dubois, Fremont County, WY. More commonly known as 615 W. Ramshorn Street, Dubois, WY.

**\$320,000.**