



# 2869

207 W. Ramshorn Street  
P.O. Box 663, Dubois, WY 82513  
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**Residential Property  
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**LOCATION:** 19 Green River Drive, Dubois, WY

**LEGAL DESCRIPTION:** Lots 115, 117 and 118, Upper Little Warm Spring Creek Subdivision, Fremont County, WY, containing 11.2 acres, more or less.

**PRICE:** \$480,000.00

**TERMS:** Cash, new loan

**UTILITIES:**

**water** Warm Springs Water District  
**sewer** Private Septic  
**electric** High Plains Power  
**propane** n/a  
**telephone** DTE

**YEAR BUILT:** 1980

**TAXES:** \$4,149.82 property taxes, \$900.00 water district

**REMARKS:** Adjacent to BLM lands, this spacious four bedroom, three bath log home is nestled on 11.2 acres with 5,880 sq. ft. in the main house and a 600 sq. ft. guest quarters/apartment. The main house has a well appointed kitchen featuring granite countertops, custom cabinets and stainless steel appliances opens to the warm and inviting living area, perfect for entertaining. Spacious windows offer natural light accents to the river rock fireplace as well as panoramic views of the Absaroka Mountain Range and Upper Wind River Valley. Attached two bedroom apartment and finished basement proved plenty of room for everyone.

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

|                              | <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>Upper Level</i>           | 4,152                            | 3-main<br>1-loft | 1-main<br>1-loft | Electric,<br>Propane &<br>Wood | Yes               | Wrap<br>around    | Wood &<br>tile    | Attached<br>3-car | Loft master<br>suite |
| <i>Basement Level</i>        | 3,000 total<br>1,728<br>finished | n/a              | 1                | Electric &<br>propane          | n/a               | n/a               | Carpet &<br>tile  | n/a               | Heated<br>storage    |
| <i>Apartment Guest house</i> | 600                              | 2                | 1                | Electric                       | n/a               | n/a               | Carpet &<br>vinyl | n/a               | n/a                  |