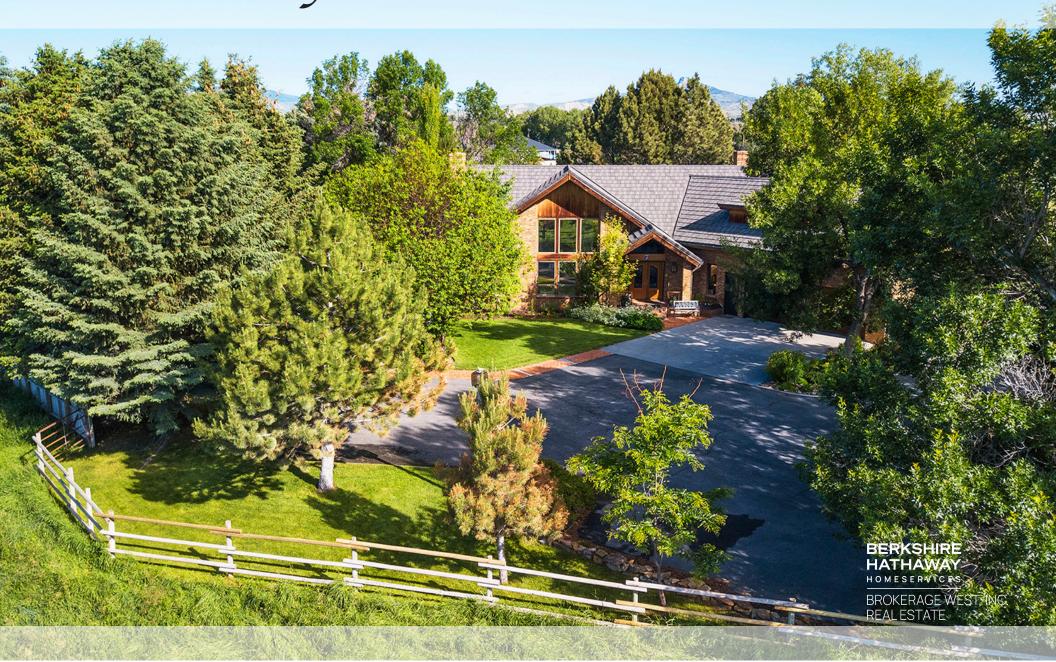
129 Cooper Lane East CODY, WYOMING



Welcome Home.



Imagine Yourself Here...

This is a rare and special offering! The qualities & VALUE of this stunning property are truly unmatched: prime location, quality custom home with recent upgrades and large acreage. PLUS the Seller will consider below market rate owner financing. Bring your horses or just enjoy being surrounded by beautiful land, trees and skies - your forever Wyoming property!



Beauty, Comfort & Plenty of Space. It's All About Lifestyle.



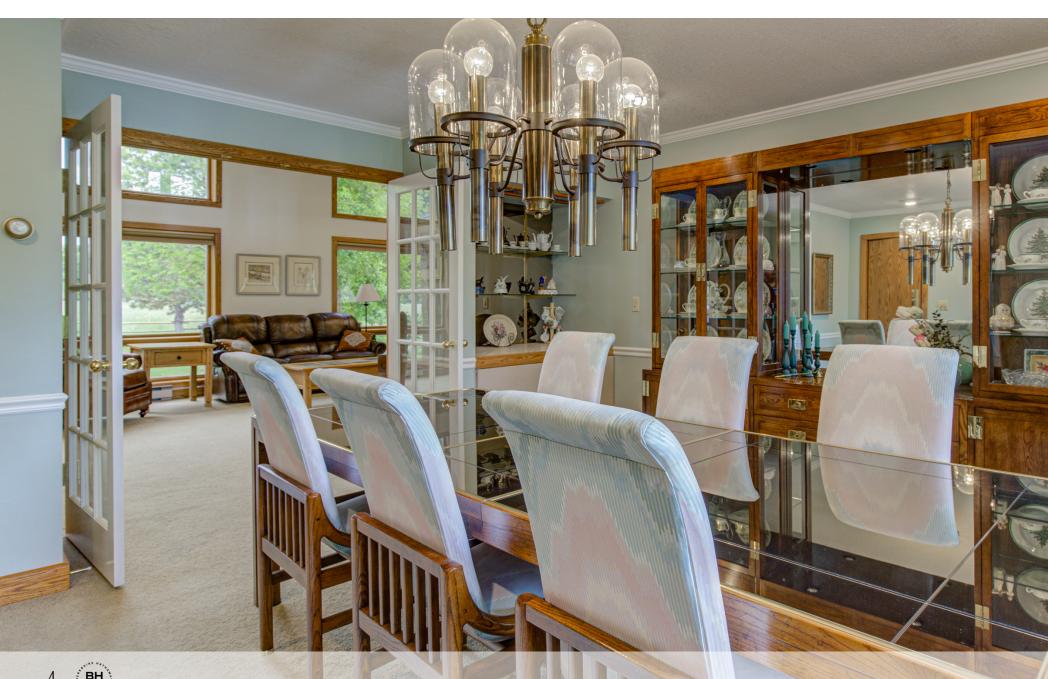
The foyer is graced by a stunning brass chandelier and grand spiral staircase to the second level.

The living room offers seamless opportunities for entertaining family or friends. The focal point is the newly installed (2018) gas fireplace with brick accent. The huge, vaulted ceilings, picture windows and built-in wine cabinet/wet bar make this room a comfortable and functional gathering place. For an informal visit, the adjacent sunroom is warm and inviting, and directly accesses the back patio through French doors.



Entertain in Style.

A smaller version of the foyer chandelier is the centerpiece of the formal dining room. With custom built ins and views of the back patio, entertaining will come easy in this room.





The newly remodeled kitchen (2021) is a chef's dream, featuring top of the line appliances, beautiful Quartz countertops/backsplash and custom cherry wood, easy-close cabinetry. The functionality of this beautiful kitchen is clear: tons of pullouts/storage, pantry, custom 46" workstation sink w/touchless faucet, counter bar with pendant lights, recessed and under counter lighting, ceramic tile flooring and adjacent breakfast nook with access to patio.

The Heart of the Home.



Off of the kitchen is a cozy family room with gas fireplace (new in 2017) and slider doors to an enclosed patio for summer parties. Just around the corner is a mud/craft/pantry room and full guest bathroom (quartz countertop), both with new flooring, offering convenient access to the garage and providing abundant workspace and storage.

Functional & Distinctive.



Rest. Relax. Recharge.

Ascend the spiral staircase, follow the balcony, and you will find the beautiful master suite. The 2021 remodel includes: new carpet, newly tiled walk-in shower (steam feature), tile surrounding the Jacuzzi tub and new quartz countertops. There is tons of storage in the huge walk in closet and an abundance of built-ins. The outside balcony/deck can be accessed by a slider door.





What Matters to You is All that Matters.

There are three bedrooms and a full bath on the upper level. The bathroom was also remodeled in 2021 with a new double vanity/quartz countertop, new tile bath/shower surround and new flooring.

At the far end of the upper level, a bonus room accesses the deck balcony looking directly east over the green fields. Here you will find the laundry and half-bath with built-in cabinets, new quartz countertop, new sink and new flooring.





Plenty of Room.

The basement level (1164 sf) includes a family room with a built-in for TV, crawlspace access, a bonus room, $\frac{3}{4}$ -bath, under stairs storage and mechanical room w/shelving.





Beauty is on the Inside... And the Outside.











INTERIOR

Main Level: 2575 sfUpper Level: 2300 sf

• Basement Level: 1164 sf

- Electric baseboard heating
- Wood casement windows
- Solid wood interior doors
- Black-out shades/window coverings in bedrooms
- Appliances:

Thermadore gas cooktop (lighted/vented)
G.E. Café electric oven & microwave/electric oven
Advantium technology/Precision cooking and airfryer
Subzero refrigerator
Disposal/trash compactor

Washer & dryer

EXTERIOR

- Custom built in 1985 by Park Gail
- 2'x6' exterior wall construction
- Exterior: brick and cedar siding
- Covered front entry
- Two covered redwood balconies (2nd level)
- Concrete/tile patio, with built-in brick cooking area
- Gerard metal roof (2017)
- Copper gutters/downspouts
- Northwest rural water (domestic)
- Extensive landscaping/fruit trees/fenced garden area
- Well (used for underground sprinklers/drip system & stock watering)
- · Fenced yard and perimeter fencing
- · Gated entry and tree lined asphalt driveway
- Outdoor lighting
- Storage shed

GARAGE

- Two Stall Attached
- Door openers
- Drywall/insulated/heated
- Built-in shelving/workbench
- Concrete driveway apron

RECENT IMPROVEMENTS

 Recent remodel/upgrades include: new flooring/tile in master suite and 2nd bath plus flooring in laundry and garage entry. New texture/paint in living, dining & family rooms. Quartz countertops in bathrooms. Extensive kitchen remodel.

IRRIGATION/HAY PRODUCTION

- Well (used for underground sprinklers/drip system & stock water)
- Wheel roll sprinkler and handline-for field irrigation
- Irrigation pump for the field irrigation—10 hp motor
- Irrigation water is from the Holm Lateral of the Cody Canal Irrigation District (Annual assessment- \$230 for 2021)
- Property is a part of the Cooper Lane Estates Water Association (\$25/annual fee for 2021)
- Hay production-grass- historically 2 cuttings- 2 tons/ acre and 1 ton/acre

COVENANTS/WATER ASSOCIATION

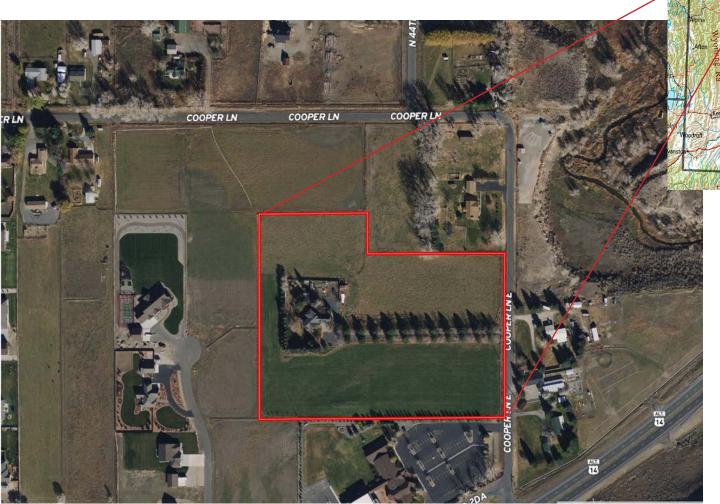
- The property <u>is not</u> included in the Cooper Lane Estates Subdivision Homeowners Association or Declaration of Restrictions, Conditions and Protective Covenants.
- The property <u>is included</u> in the Cooper Lane Estates Subdivision Water Association

PARCEL SIZE: 12.07 Acres IRRIGATED ACRES: 12 Acres

REAL ESTATE TAXES: \$5,423.71 (2022)

OUT OF TOWN & CLOSE TO TOWN

You will not find another property like this in Cody. Perfectly situated on a private 12+ acres, just minutes from downtown Cody, the ambiance of this special 6,039 sf home is felt the minute you enter the foyer through the beautiful unique stained-glass door.



Distance to: Cody, WY - 3.5 miles Powell, WY - 21 miles Yellowstone National Park - 55 miles Billings, MT - 105 miles

WYOMING

"Perhaps the greatest asset of Buffalo Bill's home town of Cody is the continuation of the spirit of individual accomplishment, western hospitality, honesty, friendliness, and joint cooperation of the citizens as was instilled in the early settlers by the "Old Scout". That spirit still prevails and is manifested today on the streets and in the homes of Cody Country people." - Cody Country Chamber of Commerce www.codychamber.org Mary and the state of the same beginning to

CODY+WYOMING

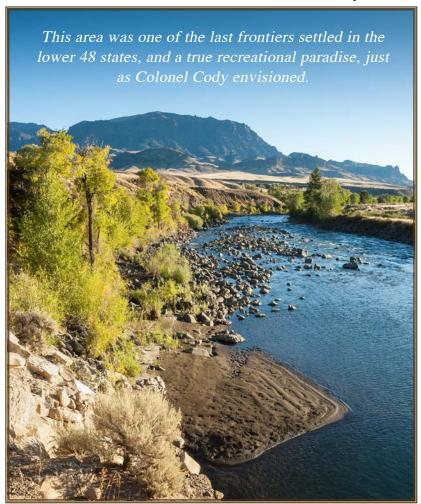
A quiet and unique community, Cody offers a true mix of rich western culture and modern sophistication, unmatched by any other small town in America. Also rich in history, Cody is located near the East Gate of our country's first national park, Yellowstone. Deemed a "World-class tourism destination" – according to the Cody Country Chamber of Commerce – Cody's thriving economy can be attributed to the million or so tourists that travel through each year in search of the ultimate western experience: abundant outdoor recreation, unmatched scenery, diverse wildlife, and the adventure of a lifetime.

As a popular stop for millions of travelers on the way to and from Yellowstone, visitors to Cody will undoubtedly stroll through the vibrant downtown shops, restaurants, and galleries along Sheridan Avenue.

Main attractions for Cody visitors include the nationally recognized five museum complex, The Buffalo Bill Center of the West [a nationally recognized five-museum-in-one complex, is one of the main attractions for Cody visitors], The Buffalo Bill Dam and Visitor's Center, The Cody Nite Rodeo, 4th of July Cody Stampede, Old Trail Town, The Irma Hotel, Cody Trolley Tours, and the Wild Horses of the McCullough Peaks.

Cody is the "Hub" of the Big Horn Basin:

- Just under 35,000 residents call the Big Horn Basin home
- High quality of life and adequate, affordable housing
- Centralized location for dining & shopping, world-class regional medical care, arts & culture
- 25 Minutes from Northwest Community College in Powell
- 2 Hours from Billings, Montana
- Reliable, seasonal air service through Denver and Salt Lake City
- 22 city parks, a 105,000-square foot recreation center, skate park, biking/nature trails, indoor ice arena
- Abundant outdoor recreational opportunities: 2,000 miles fishing waters, hunting, hiking, rock climbing, biking, camping, golf, winter activities
- Minutes from public lands: 82% of the county is managed by the Shoshone National Forest, National Park Service and the Bureau of Land Management

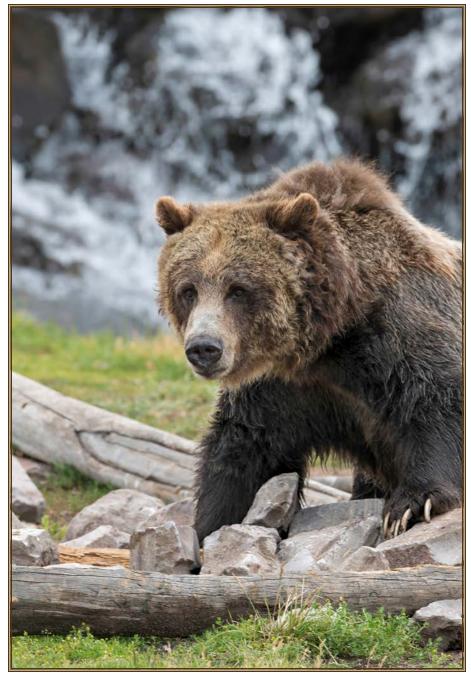




The entire region was driven by and is still heavily influenced by Buffalo Bill's vision. His regard for the wildlife, scenery, and the wonders of Yellowstone can be appreciated by all who visit Buffalo Bill's Cody/Yellowstone Country.

- CodyYellowstone.org







The legendary Colonel William F. "Buffalo Bill" Cody came to the West with the purpose of land development. The newly established community was aptly named after Cody in 1895. In 1902 the town was incorporated and Cody opened his "Hotel in the Rockies", the Irma, named after his youngest daughter. He had a clear vision of expansion and was instrumental in bringing the Burlington Railroad to the area and establishing a road from Cody to the east entrance of Yellowstone National Park. Through his influence and support, the Buffalo Bill Reservoir and Dam were constructed (the highest dam in the world at the time). The result was the development of an irrigation system and ensured future agricultural success for the entire region.





[above] Cody Nite Rodeo - July 1st-August 31st. [below] Old Trail Town - Old frontier structures dating 1879-1900.





BERKSHIRE HATHAWAY HOMESERVICES

BROKERAGE WEST, INC.
REAL ESTATE

1432 Sheridan Ave. Cody, WY 82414 307.587.6234 www.CodyLiving.com The information conveyed in this brochure is from sources deemed reliable, but is not guaranteed by Seller or Seller's agent, and is subject to error, omission, change, withdrawal, or prior sale without notice.

©2023 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.