

Rosewood Retreat

16.86 Acres

Fremont County, WY

\$615,000



HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road

Outbuilding/Barn/Shed/Shop

Land Details

Address: 317 Rosewood Avenue,
Lander, Wyoming 82520, USA

Closest Town: Lander

Total Acres: 16.86

Deeded Acres: 0.00

Leased Acres: 0.00

Estimated Taxes: \$2,024 - 2614.99

Source of lot size: Assessor/Tax Data

HOA Dues: \$300

Building Details

Homes: 1

Style of Home(s): Rustic Log

Home 1 1/2 Story

Finished Sq. Ft.: 1551

Bedrooms: 3

Full Bathrooms: 2

Basement: None

Parking Types: Detached

Garage, Attached Garage

Outbuildings: 1

Cooling Systems: Forced Air Cooling

Heating Systems: Forced Air, Wood Stove



Property Summary

Welcome to Rosewood Retreat, nestled in the heart of Wyoming's picturesque Lander Valley, situated in the coveted Rosewood Hills Subdivision. This custom-built rustic log home offers the perfect blend of tranquility and modern comfort on 16.86 acres of land.





Land

Situated on 16.86 acres of rolling hills with space to build another Shop or Barn. In the summer there is an irrigation ditch that meanders through the NW corner of the property. The property is partially fenced on 3 sides if someone was considering having animals there would be a small fencing project involved.

Improvements

Built in 2008, this charming residence boasts 3 bedrooms and 2 baths, spanning 1551 square feet of meticulously crafted living space. Vaulted ceilings adorned with rustic beams grace the living room, accentuated by expansive windows framing panoramic mountain views. Warm yourself by the wood-burning stove, adding to the cozy ambiance of living space.

The master offers a peaceful retreat, complete with a small deck for enjoying morning coffee or stargazing under the vast Wyoming sky.

Additional features include a covered back deck, ideal for outdoor dining while relishing in the views and serenity of the Property. There is an attached garage for convenience, and a detached garage/shop work are for ample storage and hobby space.

Recreation

Embrace the freedom of rural living with the option for livestock on the property, allowing one animal unit per five acres, further enhancing the appeal of this unique property.

Lander is known for its world class rock climbing in Sinks Canyon State Park. The Wind River Mountain range offers hunting, fishing, back-packing, ATV- riding, horseback riding, hiking, back country skiing and rock climbing all right here just minutes from the Property.





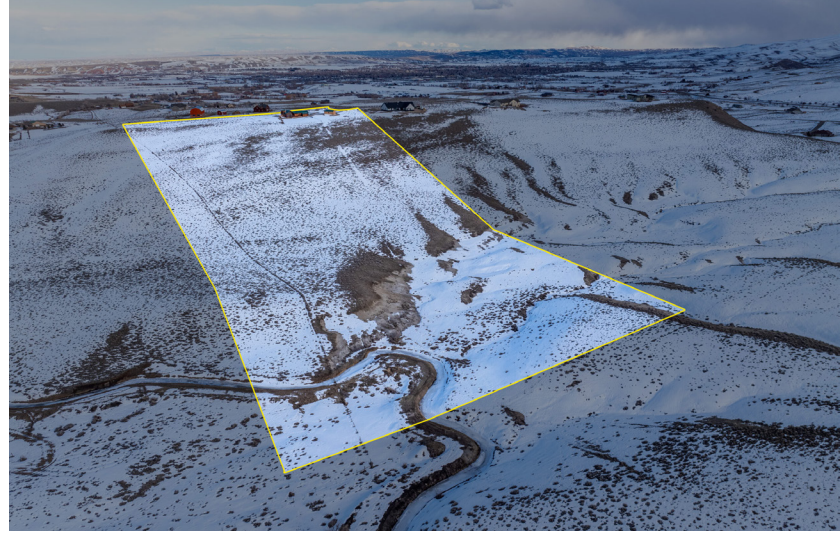
Region & Climate

Lander, Wyoming is quickly becoming one of the most charming and up-and-coming small towns in the West. Excellent restaurants, bars, breweries, shops, art, and entertainment opportunities, including multiple seasonal outdoor concerts and festivals, are all part of what make Lander so desirable for all.

Commercial air service is an easy 30 minute drive in nearby Riverton, Wyoming, and world class downhill skiing and luxury resorts can be found in Jackson Hole, Wyoming and Park City, Utah, which are less than three and four hours away by vehicle, respectively.

On average, there are 239 sunny days per year in Lander and it is one of the least windy towns in the state.





Location

Located just 5 minutes from downtown Lander off of HWY 287 the Property offers rural living while being close to town and all amenities. Experience the epitome of Wyoming living in this meticulously designed log home, where every detail is crafted to harmonize with with the natural surroundings, offering a lifestyle of serenity and seclusion amidst the beauty of Lander's landscape.

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

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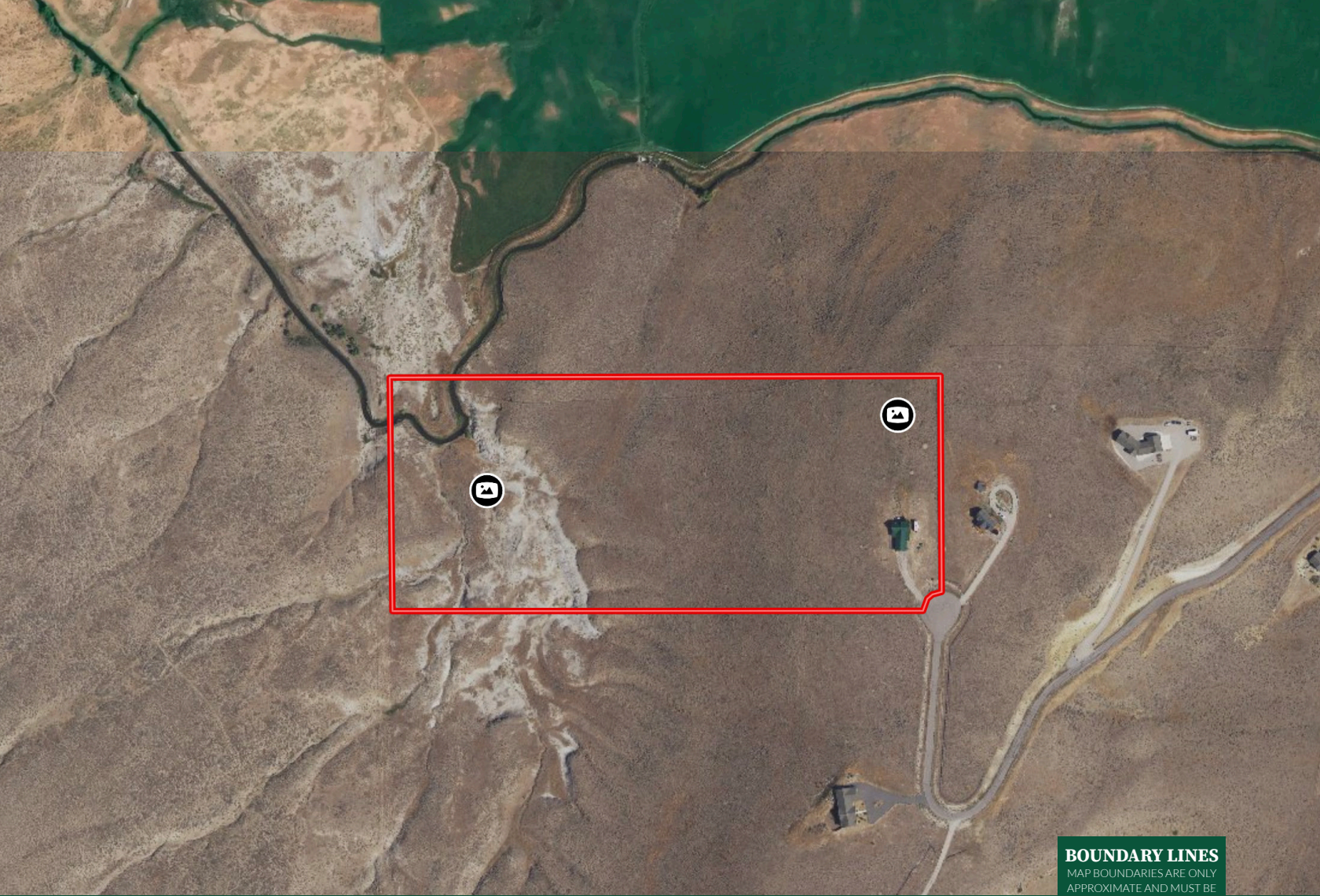


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary



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