

Rosewood Hills Estate, Lander

10.82 Acres | Fremont County, WY | \$795,000



HAYDEN  OUTDOORS.

Rosewood Hills Estate, Lander

TOTAL ACRES:

10.82

PRICE:

\$795,000

COUNTY:

Fremont County

CLOSEST TOWN:

Lander, WY



Presented by



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About This Property

Views, views, views! Exceptional custom home in the coveted Rosewood Hills Subdivision. Classic styling and a stately presence combine with functionality and the ease of luxury living in this spacious and grand home. Located just minutes from downtown Lander, this rural property offers the privacy, serenity and breathtaking views of the Lander foothills and Wind River range with the convenience of city amenities in under five minutes.



Activities & Amenities

ATV/Off Road
Cycling/Mountain Biking
Equestrian/Horse Property
Hiking/Climbing
House/Cabin
Hunting - Predator/Varmint
Outbuilding/Barn/Shed/Shop
Propane

Land Details

Address: 311 Rosewood Avenue, Lander,
Wyoming 82520, USA
Closest Town: Lander
Total Acres: 10.82
Deeded Acres: 10.82
Leased Acres: 0.00
Zoning: Residential
Elevation: 5,358
Topography: Hillside, Rolling Hills
Vegetation: Native grasses and sage
Estimated Taxes: \$4,401.9 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Homes:
Frame siding with stone accents
Style of Home(s): Ranch with walkout basement
Price per sq. ft.: 209.65
Finished Sq. Ft.: ~3,392
Unfinished Sq. Ft.: ~400
Bedrooms: 4
Full Bathrooms: 3
Half Bathrooms: 1
Basement: Partial finished
Parking Types: Attached Garage, Driveway
Total # of Spaces: 12
Other Improvements: Two, 3,000 gallon water
cisterns (6,000 total gallons)
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace, Forced Air
Foundations: Concrete
Exterior Features: Paved Circular Driveway, Deck,
Spa/Hot Tub, Space for RV parking, Mature lawn
and landscaping



Land

Situated on 10.82 acres and boasting some of the most spectacular views in Lander, this home lives like hundreds of acres out your back door and into the Wind River range. Enjoy paved access all the way from the highway to your front door with this thoughtfully situated and grand hilltop estate. The nearly 11 acres consists of rolling hillsides, native grasses, sage and wildflowers, and plenty of ravines and rugged crags for exploring and hiking on your own private property. Mature trees and grass lawns in both the front and back of the home offer a beautiful welcome and a great place for kids or pets to play while enjoying the exquisite and expansive Wyoming sunset views.

Improvements

Expertly constructed with high-end finishes throughout, this 3,792 sq. ft., 4 bedroom, 3.5 bath, 2005 construction executive home is one of Rosewood's finest properties. Features include sustainable bamboo wood and custom tile flooring, granite and tile countertops and backsplash, and solid wood doors, trim and window casings throughout the entire home. The grand vaulted living room features stunning views of the mountains and hillside behind the home, an efficient gas fireplace with custom stone mantel, and an open concept to the dining room and foyer.





The kitchen offers beautiful light warm cabinetry, granite countertops, a custom tiled backsplash, eat-in counter seating, and a gas range. A large home office sits distinctly off the entry. The spacious primary suite offers two separate walk-in closets and vanities, a freestanding clawfoot tub, and a large walk-in custom tiled shower with double shower heads. Back deck access leads to the hot tub conveniently located directly off the primary suite. Two additional bright and spacious main level bedrooms occupy the opposite end of the home and share an adjoining bathroom with a separate shower and water closet. A large laundry and utility room complete with sink and storage is conveniently located off the attached oversized three car garage. A powder bath off the main living spaces is perfect for guests while ensuring total privacy for homeowners. The lower level walkout basement features backyard access and a large second living room, perfect for entertaining or a family TV/game room. A fourth bedroom and additional full bathroom make it the perfect space for guests, in-laws or teenage kids. A beautifully finished additional craft, hobby, gaming or home gym room has beautiful wainscoting, new vinyl plank flooring and recessed lighting. A large storage room rounds out the bright and functional lower level. Finally, a large bonus workshop off the attached garage is perfect for home hobbies, crafts, woodworking, or simply more storage. The quality craftsmanship and finish work is evident in every square inch of this well maintained and warm ranch-style home. Call Alyssa today for your private showing.

Recreation

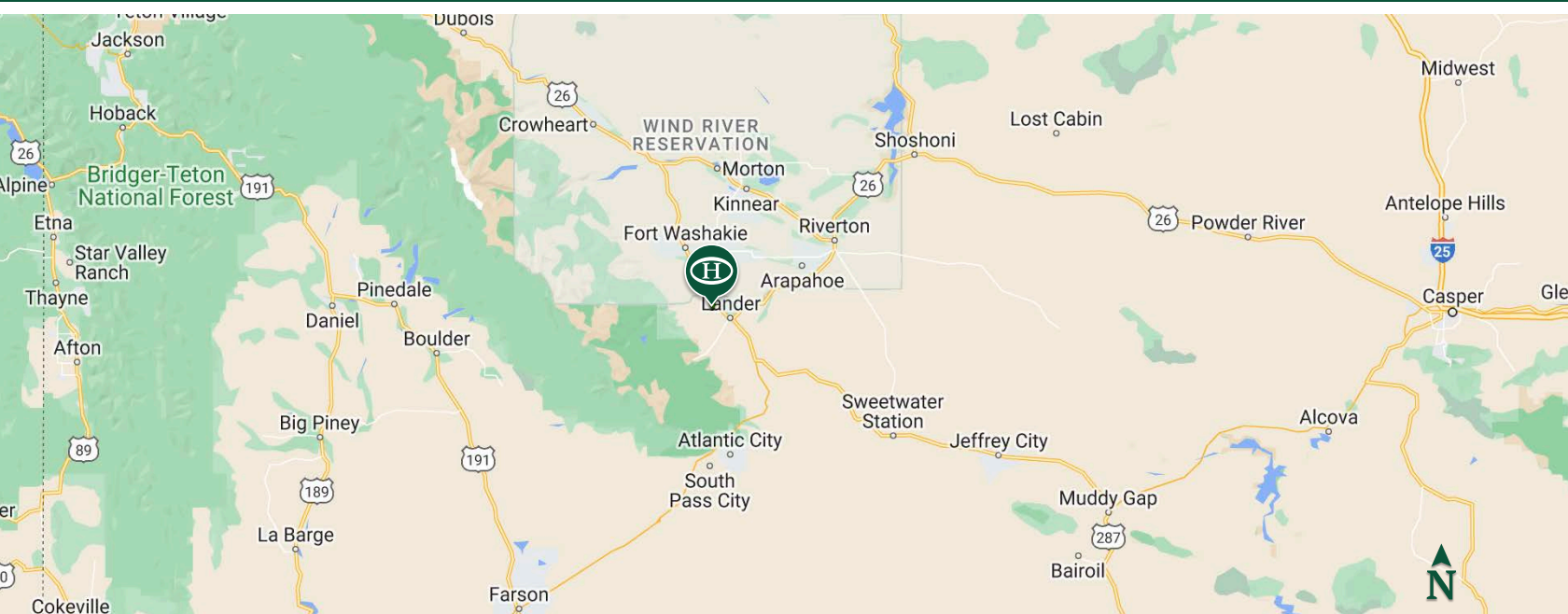
Recreate out your back door on your own private property! Horses, hiking, dirt/BMX/mountain biking, four-wheeling and gardening are just some of the activities that you can enjoy right on this property. In addition to your own backyard, world class recreation opportunities abound in the Lander Valley and surrounding Wind River Mountain Range. Hunting, fishing, backpacking, horseback riding, rock climbing, mountain and road biking, backcountry skiing, ATV riding and many other outdoor recreation opportunities await you in this friendly and laid back mountain town.





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

 Boundary





Region & Climate

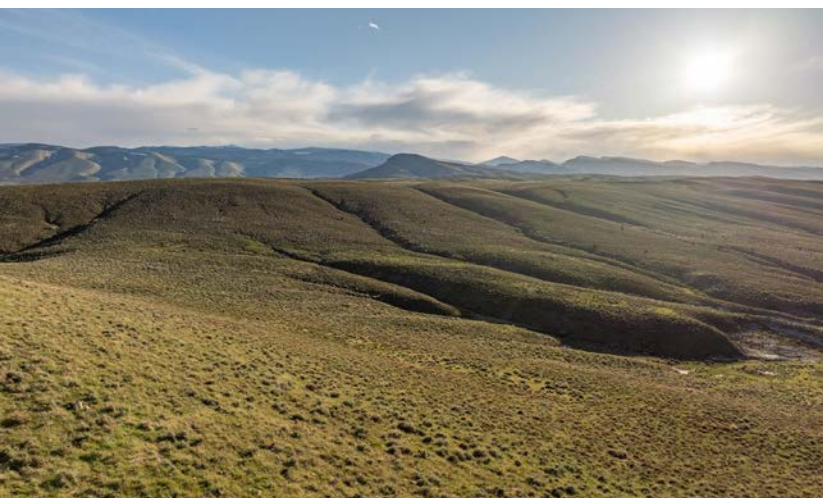
Lander, Wyoming is quickly becoming one of the most charming and up-and-coming small towns in the West, and for good reason. Excellent restaurants, bars, breweries, shops, art, and entertainment opportunities, including multiple seasonal outdoor concerts and festivals, are all part of what make Lander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

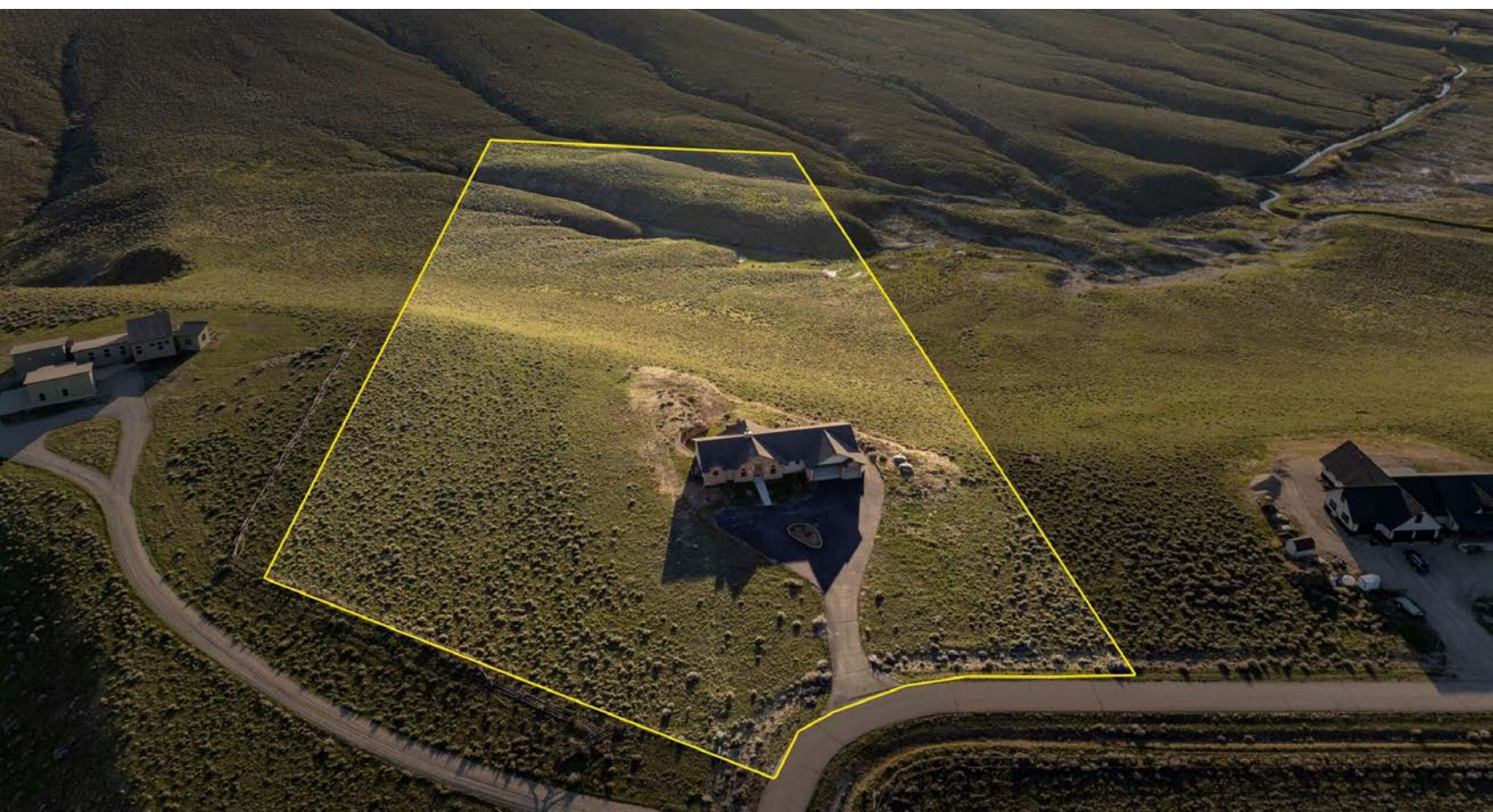
Commercial air service is an easy 30 minute drive away in nearby Riverton, Wyoming, and world class downhill skiing and luxury resorts can be found in Jackson Hole, Wyoming and Park City, Utah, which are less than three and four hours away by vehicle, respectively.

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

Location

Lander, Wyoming is located in the central part of the state along the Middle Fork of the Popo Agie River and just south of the Wind River Indian Reservation at the base of the Wind River Mountain range. Sitting at a high desert elevation of 5,358 ft. above sea level, Lander is known for its Sinks Canyon State Park, the Wind River Mountains, nearby Red Canyon, various outdoor recreation sports and activities, its wild and lively Fourth of July celebration and parade every year, and numerous summer events and festivals, including The International Climber's Festival, Lander Brew Festival, Lander Presents concert and events series, Fremont Area Road Tour, the Pioneer Days Rodeo, and the Annual One Shot Antelope Hunt, just to name a few. Lander has a population of 7,551 and is the County Seat of Fremont County, Wyoming. Lander is home to the Wyoming Catholic College and the National Outdoor Leadership School (NOLS).





Hayden Outdoors

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.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"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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THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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