

# 6 Golden Lane

1.54 Acres

Albany County, WY

\$475,000



HAYDEN  OUTDOORS®

## Activities & Amenities:

Cycling/Mountain Biking  
House/Cabin  
Outbuilding/Barn/Shed/Shop  
Skiing/Snowmobiling/Snow Sports  
Stream/River  
Wooded

## Land Details:

Address: 6 Golden Lane, Centennial,  
Wyoming 82055, USA  
Closest Town: Centennial  
Total Acres: 1.54  
Deeded Acres: 1.54  
Zoning: Residential  
Elevation: 8100  
Estimated Taxes: \$2,440 - 2023  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Finished Sq. Ft.: 1344  
Bedrooms: 2  
Full Bathrooms: 1  
Half Bathrooms: 1  
Basement: None  
Parking Types:  
Attached Garage  
Total # of Spaces: 1  
Outbuildings: 3  
Types of Outbuildings: Garage,  
Storage Shed, Sauna  
Heating Systems:  
Electric Heaters  
Fireplace  
Waterfront Features:  
Adams Ditch  
Exterior Features:  
Sauna  
Porch  
Fenced Yard





### **Property Summary**

6 Golden Lane is a two bedroom + loft home nestled in the aspen trees of the North Fork community in Centennial, WY. Located on the east boundary of the neighborhood, the property has spectacular views of the Centennial Valley and Sheep Mountain. A dense aspen greenbelt with a small seasonal creek provides privacy from neighbors. This secluded property is within minutes of the Medicine Bow National Forest and less than 30 minutes to Laramie.







## Land

The 1.54-acre property includes natural terrain with cottonwood, aspen and pine trees, grasses, and scrub oak. The backyard has turf grass off an elevated deck. There are fantastic views of Sheep Mountain.

## Improvements

The 1,344 square foot house includes two main floor bedrooms, a cozy living room, and an open kitchen to a breakfast nook. A second-floor loft doubles as a bedroom and recreation area with skylights. A convenient attached one car garage has extra room for storage of recreation equipment. A glass sliding door gives access to a warm south facing wood deck for sunrise coffee or grilling and relaxing sunsets. Turf grass is well maintained and leads to a personal sauna overlooking the valley. A storage shed is perfect for an ATV, extra toys, and yard equipment. The back yard is fully fenced for pets and children.

## Recreation

With the Medicine Bow National Forest at your doorstep, recreational opportunities are boundless. Trail running, mountain biking, hunting, hiking, camping, bouldering, canoeing, kayaking, paddle boarding, fly fishing and off-roading are within minutes. The Snowy Range Ski Area offers affordable downhill and cross-country skiing less than 10 minutes from your doorstep.







## Region & Climate

At a Valley elevation of 8,100 feet and with Medicine Bow Peak towering at 12,000 feet 14 miles west, the Centennial Valley experiences a broad range of temperatures and ever changing weather. Summer temperatures average a high of 78 degrees in July while December temperatures average 29 degrees. With the mountain backdrop, snow, rain, clouds and sunshine come quickly and exit sometimes within minutes.

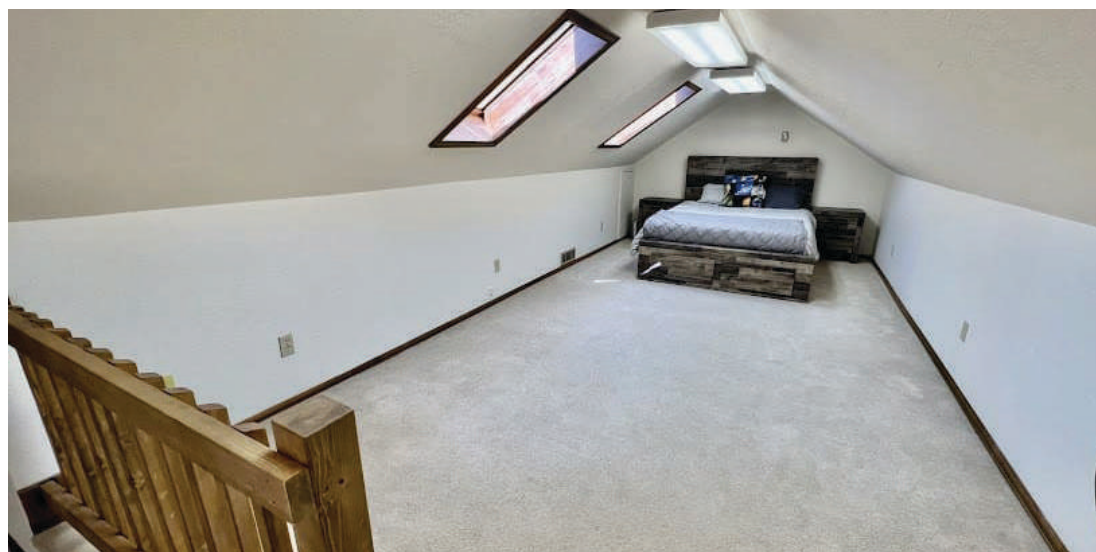
## History

Centennial, Wyoming is a small mountain town of Albany County with a population of 354 was founded in the late 1800's spurred by logging and gold prospecting. Today, Centennial is the gateway to the Medicine Bow National Forest and offers classic local restaurant dining, live music, accommodations and a self-guided museum.

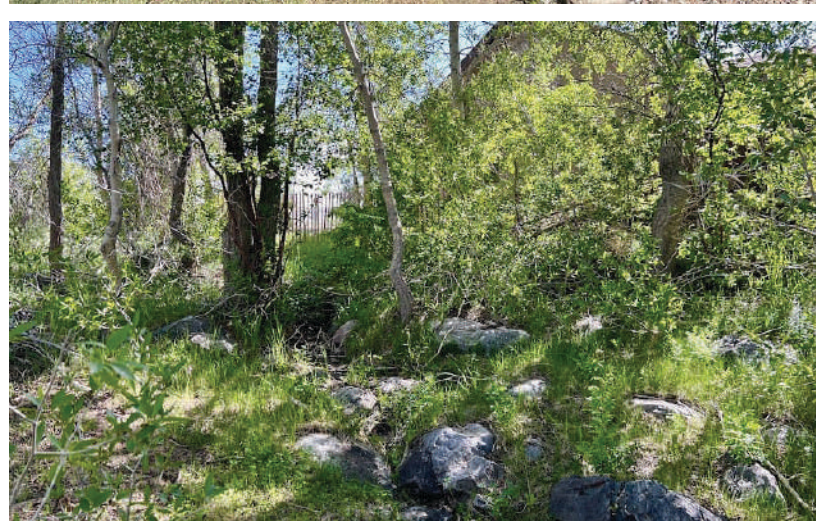
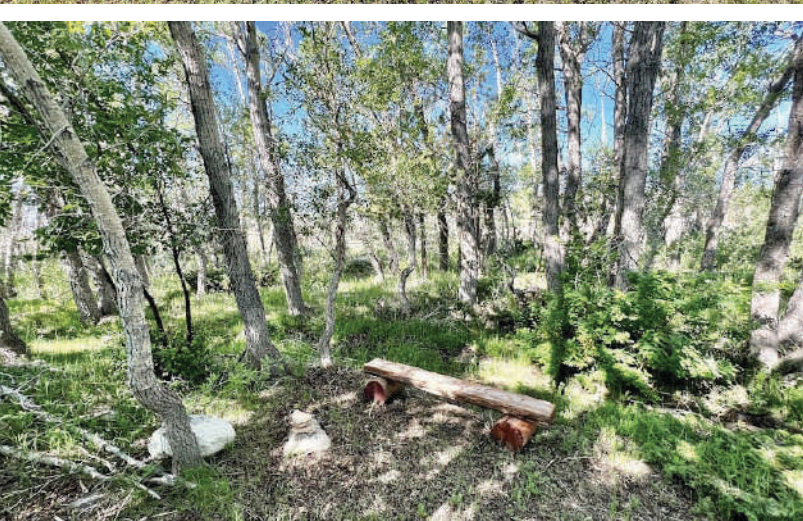
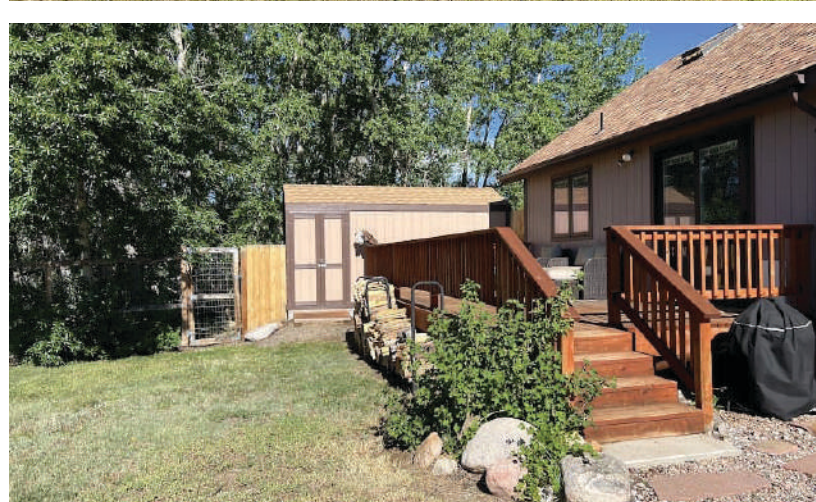
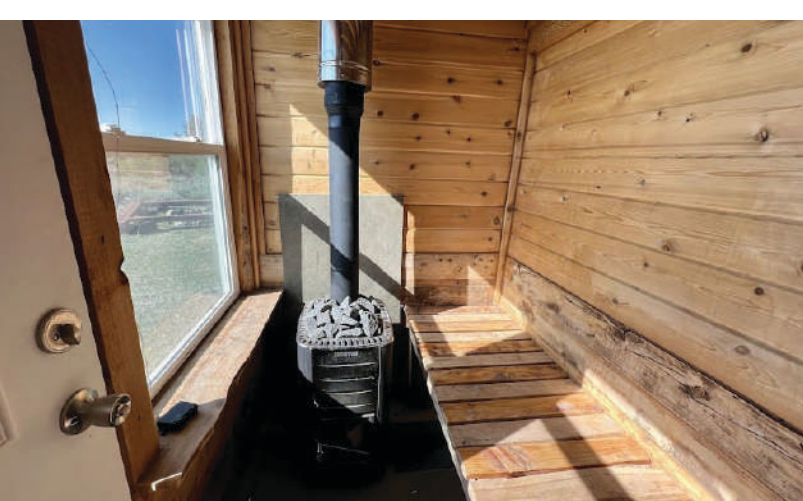
## Location

Centennial, WY is located 26 miles west of Laramie and sixty minutes east of Saratoga and Encampment. Laramie, home of the University of Wyoming, is the largest city in Albany County and provides everyday services including retail, commercial and health care. It is served by Laramie Regional Airport.

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# 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."



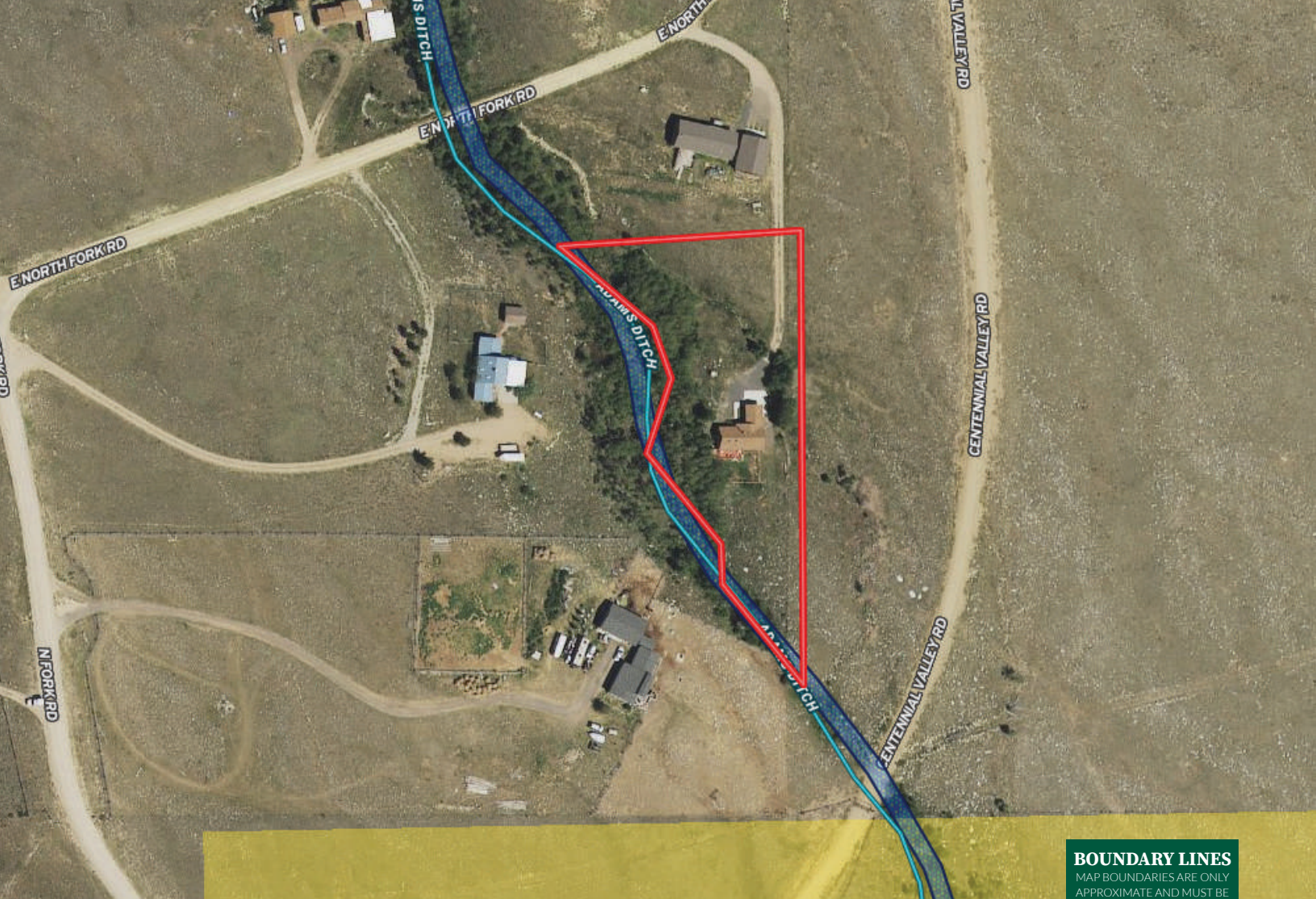
*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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testimonials

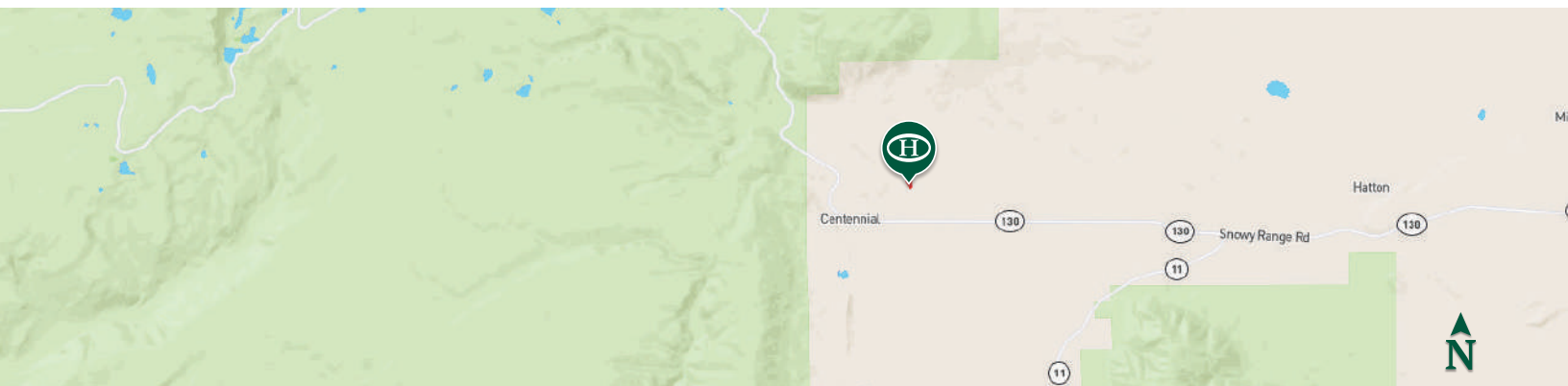






Boundary BLM

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



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FARM, RANCH & RECREATIONAL REAL ESTATE



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