

**ALL FIELDS DETAIL**



<b>MLS #</b>	20114452	<b># of Bedrooms</b>	4
<b>Status</b>	NEW	<b># of Baths</b>	2.5
<b>Type</b>	Single Family	<b>Style</b>	Ranch
<b>Address</b>	2602 E B Street	<b>Garage Capacity</b>	Two
<b>City</b>	Torrington	<b>Garage Type</b>	Detached Garage
<b>State</b>	WY	<b>Basement</b>	Yes
<b>Zip</b>	82240		
<b>Area</b>	GOSHEN COUNTY		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$198,500		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>Allow Display on Internet</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Construction</b>	Existing	<b>1031 Exchange</b>	No
<b>County</b>	Goshen	<b>Agent</b>	Judith L Daily - Main: (307) 532-3771
<b>Listing Office 1</b>	Wagons West Realty - Main: (307) 532-3771	<b>Buyer Agency</b>	2
<b>Intermediary</b>	2	<b>Sub Agency</b>	0
<b>Customer</b>	2	<b>Bonus Compensation</b>	0
<b>Dual/Var Rate Com (Y/N)</b>	No	<b>Short Sale (Y/N)</b>	No
<b>Foreclosure</b>	No	<b>Listing Date</b>	8/25/2011
<b>Sign (Y/N)</b>	Yes	<b>Lot SqFt/Dimensions</b>	14000
<b>Lot Size SQ FT Range</b>	10001 to 15000 SQ FT	<b>Legal</b>	Torrington 12th addition Block 04 Lot 05-06
<b>Number of Acres</b>	0.32	<b>Subdivision</b>	GOSHENCNTY
<b>Year Built</b>	1952	<b>Zoning</b>	OTHER
<b>Living Room Size</b>	13'5x26	<b>Living Room Level</b>	Entry
<b>Dining Room Size</b>	12'8x15	<b>Dining Room Level</b>	Entry
<b>Family Room Size</b>	25'6x13'4	<b>Family Room Level</b>	Below Grade
<b>Breakfast Nook Size</b>	6'3x8'6	<b>Breakfast Nook Level</b>	Entry
<b>Kitchen Size</b>	6'6x10	<b>Kitchen Level</b>	Entry
<b>Den Size</b>	12'6x15'3	<b>Den Level</b>	Below Grade
<b>Laundry Size</b>	12'6x16	<b>Master Bedroom Size</b>	13'7x15'6
<b>Laundry Level</b>	Below Grade	<b>Master Bedroom Level</b>	Upper
<b>Bedroom 2 Size</b>	14'6x11	<b>Bedroom 2 Level</b>	Entry
<b>Bedroom 3 Size</b>	11x11	<b>Bedroom 3 Level</b>	Entry
<b>Bedroom 4 Size</b>	12'8x15'5	<b>Bedroom 4 Level</b>	Below Grade
<b>Bedroom 5 Level</b>	N/A	<b>Extra Room Size</b>	15'4x15'5
<b>Extra Room Level</b>	Below Grade	<b>Above Grade Sq Ft</b>	1764
<b>Below Grade Sq Ft</b>	1764	<b>Total Sq Ft</b>	3528
<b>% of Basement Finished</b>	100	<b>Owners Name</b>	Lawrence Lenhart
<b>To Show</b>	Call List Office	<b>Key</b>	Lockbox
<b>Associated Document Count</b>	0	<b>Update Date</b>	8/31/2011
<b>Status Date</b>	8/31/2011	<b>HotSheet Date</b>	8/31/2011
<b>Price Date</b>	8/31/2011	<b>Input Date</b>	8/31/2011 5:44:00 PM
<b>Original Price</b>	\$198,500	<b>Client Hit Count</b>	5
<b>Agent Hit Count</b>	12	<b>Days On Market</b>	7

**FEATURES**

<b>APPLIANCES</b>	<b>ELECTRIC</b>	<b>FLOOR COVERING</b>	<b>PATIO/DECK</b>
Built Ins	City	Wood/Hardwood	Covered Patio
Dishwasher	<b>EXTERIOR</b>	Vinyl	Porch
Disposal	Brick	Carpet	<b>ROOF</b>
Range/Oven	<b>INTERIOR EXTRAS</b>	<b>FOUNDATION</b>	Asphalt/Fiberglass
Refrigerator	Double Pane Window	Concrete Block	<b>SEWER</b>
Range Top	Garage Door Openers	<b>GAS</b>	City
Wall Oven	Water Softener	Natural	<b>SITE FEATURES</b>
Range Hood	Window Curtains	<b>HEATING</b>	Corner Lot
<b>BASEMENT</b>	Curtain Rod(s)	Forced Air Gas	<b>SPRINKLER</b>
Full	Mini Blinds	<b>LANDSCAPE</b>	Automatic
<b>COOLING</b>	<b>FIREPLACE</b>	Front/Back	<b>WATER</b>
Central Air	Two	<b>LAUNDRY</b>	City
A/C Window Unit	Gas	Main Level	

**FEATURES**

Lower Level

**FINANCIAL**

<b>Lockbox Location</b>	Front door facing east	<b>Taxes</b>	1442
<b>Tax Year</b>	2010	<b>Flood Insurance</b>	no
<b>HOA (Y/N)</b>	No	<b>Available for Rent</b>	No
<b>Possession</b>	as agreed in contract	<b>Listing Documents</b>	LBP, BD, PCS
<b>Terms</b>	Cash or new loan	<b>Covenants</b>	N/A
<b>Exclusions (Y/N)</b>	No	<b>Agent Conf Remarks</b>	Seperate forced air furnance for upstairs and downstairs. Upstairs unit has the air condition unit on the roof. Downstairs unit does not have air conditioning, but there is a window unit. There is hard wood floors under the upstairs carpet.

**PUBLIC REMARKS**

Large spacious home on east side of town on oversized corner lot. 3 bedroom 1.5 bath upstrairs with fireplace in living room and open dining area. Galley style with kitchen nook. Upstairs laundry and large utility room downstairs with laundry option. 2 bedrooms 1 bath downstairs with large family room and optional second kitchen for seperate living unit. Beautiful yard, UGS, fenced back yard, back covered patio, large front porch, and 2 car garage and extension of a 2 car carport.

**ADDITIONAL PICTURES****DISCLAIMER**

This information is deemed reliable, but not guaranteed.