



Beautiful Country Home on 38.5± Acres

THIS IS THE PERFECT COUNTRY PROPERTY THAT YOU'VE BEEN LOOKING FOR!

This 4,050 sq. ft. rural brick home features 2,025 sq. ft. on the main floor and 2,025 sq. ft. in the finished basement. This home, built 8 years ago, is like new and offers attractive, functional living space for a couple or a growing family! This is an ideal property for horses, recreation or peaceful country living. Located 9 miles west of Wray, Colo., less than 1 mile off of HWY 34 and just over 2 hours from the Colorado front range.

2,025 sq. ft. Main Floor:

- Large Living Room
- Spacious Kitchen with oak cabinets
- Breakfast Nook
- Dining Room
- Master Bedroom with large 3/4 bath & walk-in closet
- 2 Guest Bedrooms
- Full Guest Bath with double sinks
- Utility/Mud Room & 1/2 bath
- Forced Air Heat
- Propane Heat Stove
- Central Air

2,025 sq. ft. Basement:

- 2 Bedrooms
- 3/4 Bath
- Large Family Room
- Storage / Mechanical Room

Other Improvements:

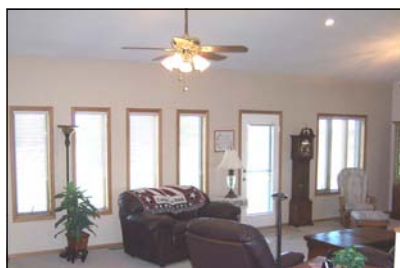
- 40' x 48' Chief metal building with conc. floor & 20'x14' power overhead door
- Established trees & windbreak
- Underground sprinkler & drip system
- Steel roof on brick house (very little maintenance)
- 24' x 25' Attached two-car garage
- 12' x 45' Covered front porch



View of Spacious Backyard



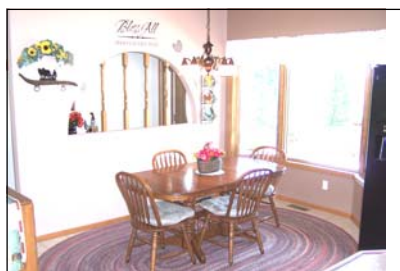
Front Porch - great views



Large Living Room



Spacious Kitchen



Breakfast Nook



Master Bedroom

Listed Price: \$489,000

2008 Taxes: \$1,533



SHAY REALTY, INC.

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