

Clark & Associates Land Brokers, LLC

736 South Main Street • P. O. Box 47 • Lusk, WY 82225 • Office: (307) 334-2025 • Fax: (307) 334-0901

Presents

328 IRON AVENUE



Listing Price: \$80,000

Location: Lusk, Wyoming

Address: 328 Iron Avenue

Legal Description: Capitol Hill Block 6 Lots 20-21

Zoning: Residential

Lot Size: 6,250 sq. ft.

Built in: 2003

House Features:

- 1,532 sq. ft. modular home on permanent block foundation.
- Three nice sized bedrooms, two full baths.
- Kitchen includes GE refrigerator, stove, and dishwasher.
- Breakfast bar and plenty of cupboard space in kitchen.
- Large living room and dining area.
- Laundry room with Kenmore washer and dryer.
- Master suite includes walk-in closet, garden tub, separate shower, and double vanity.
- Close to High School.
- 12-month average city bill (sewer, water, electricity) = \$102.88.
- 12-month average Kinder Morgan bill (heat) = \$90.00.

Estimated Real Estate Taxes: \$593.00

For additional information or to schedule a showing, please contact:

Tandy Dockery - Sales Associate, REALTOR®

Office: (307) 334-2025 E-mail: tandy@clarklandbrokers.com Licensed in WY