

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

406 OIL AVENUE



Listing Price: \$190,000

Location: Lusk, Wyoming

Address: 406 Oil Avenue

Legal Description: Capitol Hill Block 2, Lot 30 N2, Lots 31-32-33-34

Zoning: Residential

Lot Size: 14,083 sq. ft.

Built in: 1976, remodeled in 2005

House Features:

- 3,060 sq. ft. total living space.
- Completely remodeled kitchen, appliances included.
- Family room with wood burning stove and cathedral ceilings.
- Formal dining room and living room with fresh paint.
- Four bedroom, two and half bathrooms; master bedroom suite includes walk-in closet and full bathroom.
- Huge laundry room with separate pantry and half bath.
- Hot water radiant heat.
- New windows, siding, front doors, and sliding glass doors.
- Attached two-car garage with automatic garage door openers.
- Underground sprinkler system, attractively landscaped yard with established trees.
- 144 square foot garden/tool shed.
- One block from local high school.
- 12 month average city bill (sewer, water, electricity) = \$73.76
- 12 month average SourceGas bill = \$135.00

Estimated Real Estate Taxes: \$1,144.91

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

Tandy Dockery - Sales Associate, REALTOR®

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