

MANY EXTRA'S TO MAKE NOTE OF IN THIS HOUSE (3331 Owens Ave, Cody, WY):

- Custom design and build on 2 lots on the Rim – no other home like it in Cody
- 45'x 18' lit deck with 180-degree unobstructed mountain views attached to 6400 total sq ft home.
- Insulation - all interior walls & ceilings (including basement)
- Insulation – rockwool on all outer walls (R23 – normal is R19) - very quiet house
- Tile, laminated hardwood (waterproof & scratch resistant), nylon carpet w/ ½" pad
- Casement windows and crown molding
- Quartz countertop in kitchen, upstairs family room and large butler's pantry
- Solid surface counters and sinks in all bathrooms, and laundry
- Extra outlets in every room, 20-amp circuits throughout the house (normal is 15)
- Rounded corners throughout house on all walls
- Walk-in media and coat closet
- Lights in stairwell and hallway walkways and extra lighting throughout
- Wide stairwell with electrical for a possible chair lift
- Wide doors upstairs (ADA/Wheelchair compliant)
- Pullouts/roll-out drawers in all lower kitchen cabinets and side pantry
- Whirlpool Gold appliances with ultra-quiet dishwasher
- 2 industrial on-demand water heaters
- True zero floor entry to showers and shower drains in master and junior master bathrooms
- Sitting room off master bedroom and tray ceiling lighting in master
- Large deep sink in laundry plus extra sink in one bedroom on main
- Extra shelving in closets, modular shelving throughout house
- Heated floors in 2 main floor bathrooms
- Upstairs bedrooms (4) hard wired for internet, COAX, cable TV
- Ceiling fans in 8 rooms, tray ceiling lighting in master bedroom
- Soft-close drawers and doors on all cabinets throughout house
- Electric auto-shades in large dining area and one bedroom
- Levelor shades in all rooms except those with auto shades
- Washer/dryer hookups on both floors, laundry basket pullouts in upstairs laundry
- Full-house humidifier
- Over-sized air conditioner
- 9" ceilings on main floor, full 8' walls in basement (no duct work drop downs anywhere in home)
- Ramp from garage to house (ADA compliant)
- Oversized garage with 2 regular door entries (front and back)
- Hot Dawg gas heater in over-sized garage
- Vent fans in ceiling in garage
- Large sink in garage
- Over-sized in width and depth double garage is insulated and sheet-rocked
- Front and back decks
- Sunsetter awnings on patio (2 – 20ft remote-controlled)
- 14" wide RV pad with strengthening metal in concrete with 50 amp plug for RV
- 5-person saltwater hot tub/spa with own electrical
- Shed, greenhouse, and concrete fire pit have electricity
- Automated watering for all outside grounds, gardens, & greenhouse
- Fruit trees (raspberry, peach, blueberry, elderberry)
- 4 raised bed gardens in addition to garden beds in greenhouse
- Mature pine trees
- Fully fenced around property plus a fence at rim edge for pets or children
- Wired for an alternate/back-up power source with switch box and outside outlet
- Simply Safe security system (glass break, water, motion, cameras, windows, doors, etc)
- Security Ring cameras around entire property
- Extra parking spaces x 3 on property
- Extra storage throughout house, under stairs and a large storage room 26x25 – could be theater or game room



**3331 Owens Ave.
Cody, WY 82414**