

1688 Espen Trail | Cheyenne Luxury Home & Horse
Property
6188 Espen Trail
Cheyenne, WY 82009

\$1,299,000
4.89± Acres
Laramie County



1688 Espen Trail | Cheyenne Luxury Home & Horse Property
Cheyenne, WY / Laramie County

SUMMARY

Address

6188 Espen Trail

City, State Zip

Cheyenne, WY 82009

County

Laramie County

Type

Residential Property, Horse Property

Latitude / Longitude

41.245574 / -104.845861

Taxes (Annually)

\$4,835

HOA (Annually)

\$300

Dwelling Square Feet

3,940

Bedrooms / Bathrooms

5 / 3.5

Acreage

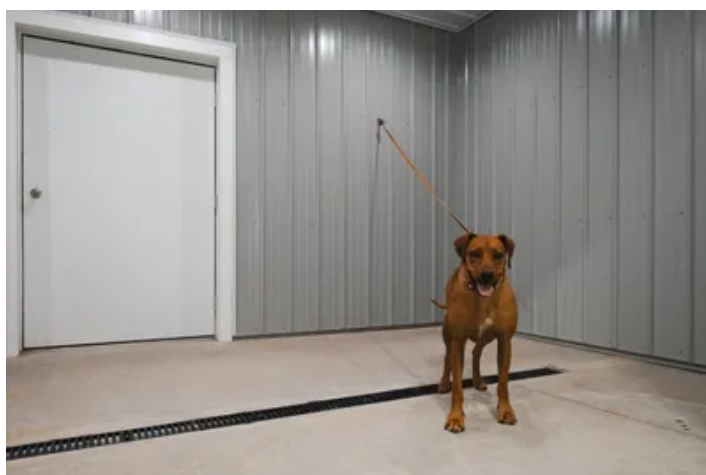
4.89

Price

\$1,299,000

Property Website

<https://www.ranchandrecreation.com/property/1688-espen-trail-cheyenne-luxury-home-horse-property-laramie-wyoming/115269/>



PROPERTY DESCRIPTION

Most buyers have to choose. You can have the beautiful, finished home, or you can have the land and the barn, but rarely both in one place. 1688 Espen Trail is the exception.

This custom 2022 home lives easy on one level and is finished to a standard the area rarely offers. A vaulted great room anchored by a stacked-stone gas fireplace opens to a solid-granite island kitchen and a dining area framed by west-facing windows that catch the Wyoming sunset. Luxury vinyl plank flooring runs through the living spaces, with carpet in the bedrooms and tile in the baths. The primary suite is a true retreat, with a five-piece bath, a separate shower, and his-and-hers walk-in closets. In all, the home offers five bedrooms: three on the main level and two in the fully finished basement, each with an egress window and a closet, alongside a second living area, an office, and a wet bar. On-demand tankless hot water, a water softener, central air, a 50-year hail-rated roof, fiber-optic internet, and a three-car attached heated garage make it genuinely move-in ready.

Step outside and the property earns its keep. Two insulated outbuildings, matched to the home in stone and steel and each on its own gated, fenced access, give you room most estates simply do not have. The horse barn is set up with two box stalls off a wide center aisle, a wash bay with hot and cold water and a trenched drain, tack and feed rooms, and a heated shop with a full bath, with tall drive-through doors that open to the pasture. A second insulated building handles the RV, the gooseneck, and the gear, with a 30-amp plug and a storage loft. Frost-free hydrants are set across the fully fenced 4.89 acres, the perimeter is finished in luxury vinyl fencing with upgraded metal gates, and the drives are paved. It is honest about what it is: not a working ranch, but a first-class place to keep a horse or two close to home.

All of this sits on open Wyoming prairie with long views to the west, about half a mile from the Little Bear Inn and roughly 5.5 miles from Cheyenne, Starbucks, and Albertsons, on paved roads the whole way. You get the space and the quiet without giving up the conveniences of town.

Homes that pair this level of finish with this much usable acreage and outbuilding space do not come along often. Come see 1688 Espen Trail in person, because it lives even better than it photographs. Offered at \$1,299,000 by #1 Properties Ranch and Recreation with Leah Woods. Buyer to verify all data.

Frequently Asked Questions

Where is 1688 Espen Trail located?

It is in Little Bear Estates in Laramie County, just north of Cheyenne, Wyoming. It sits about half a mile from the Little Bear Inn restaurant and roughly 5.5 miles from Cheyenne, Starbucks, and an Albertsons grocery, on paved roads the whole way.

How big is the home, and how many bedrooms does it have?

The home is 3,940 finished square feet per the county assessor, built in 2022, on 4.89 fully fenced acres. It offers five bedrooms: three on the main level and two in the fully finished basement, each with an egress window and a closet. The primary bath is a five-piece. Buyer to verify the full bathroom count.

What kind of flooring does it have?

Luxury vinyl plank in the living areas, kitchen, entry, and much of the basement, with carpet in the bedrooms and tile in the bathrooms.

Can you keep horses on the property?

Yes. The Little Bear Estates covenants allow up to three horses per tract, kept in an approved area with a barn. Five acres near Cheyenne will not support grazing, so it is best suited to keeping a horse or two, a lay-up or seasonal setup, or a retired horse rather than a working operation. The barn is set up with two box stalls, a wash bay, and tack and feed rooms. Buyer to verify permitted uses.

What are the outbuildings?

Two insulated buildings, each matched to the home and separately gated and fenced. The horse barn includes two box stalls, a wash bay with hot and cold water, tack and feed rooms, and a heated shop with a full bath. A second insulated building offers RV and trailer storage with a 30-amp plug and a storage loft, and it clears a full living-quarters trailer.

Is there an HOA, and do covenants apply?

Yes. The road association assessment is \$300 per year for road maintenance, and covenants apply. The subdivision is single-family residential, and animals are for personal use. Buyer to verify with the covenants and the Architectural Control Committee.

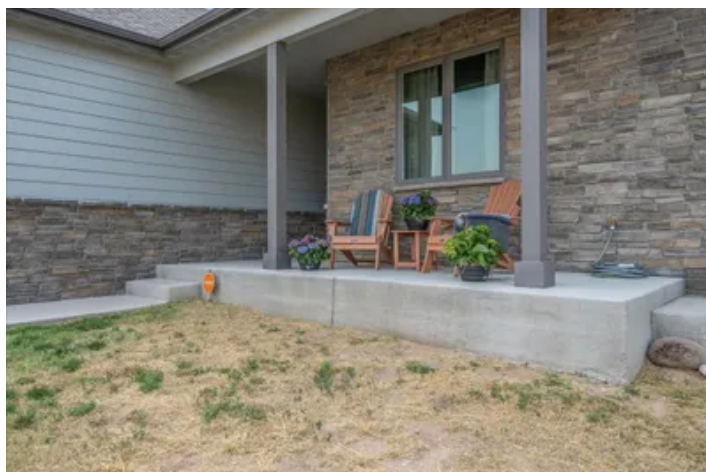
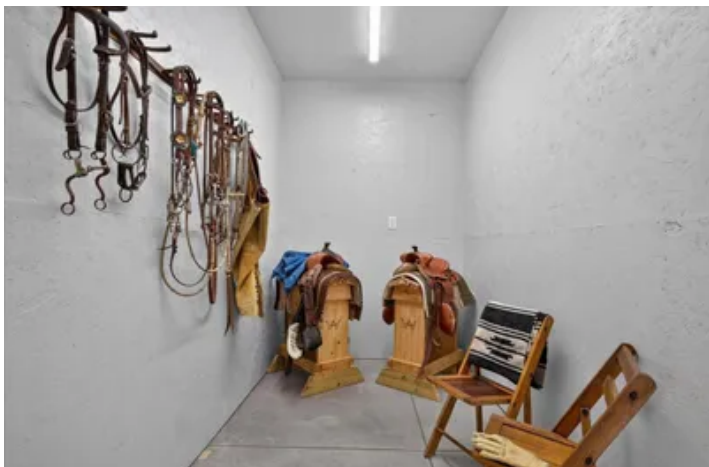
What are the utilities?

Private well, septic, natural gas, and central air conditioning.

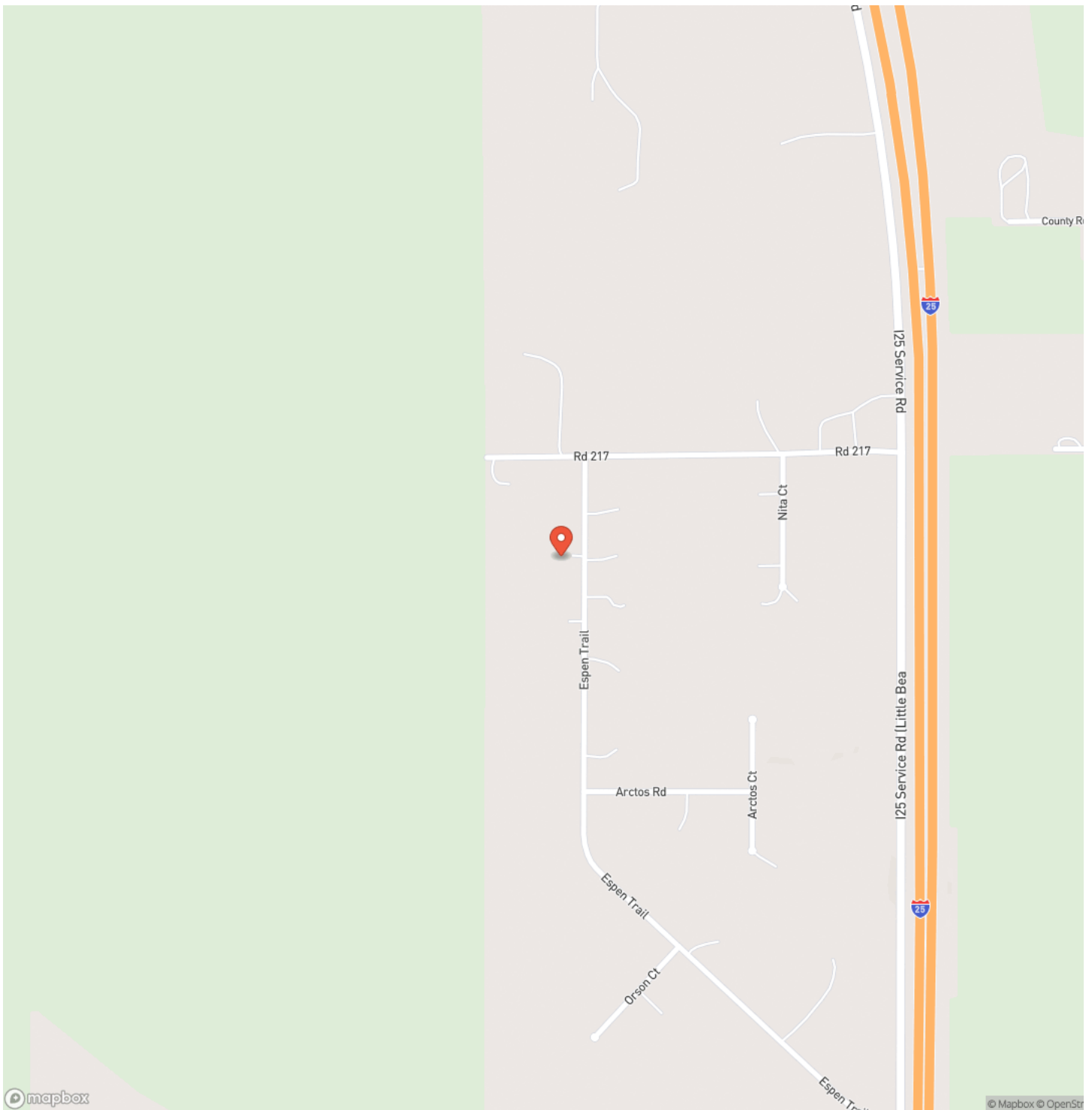
What is the price?

1688 Espen Trail is offered at \$1,299,000.

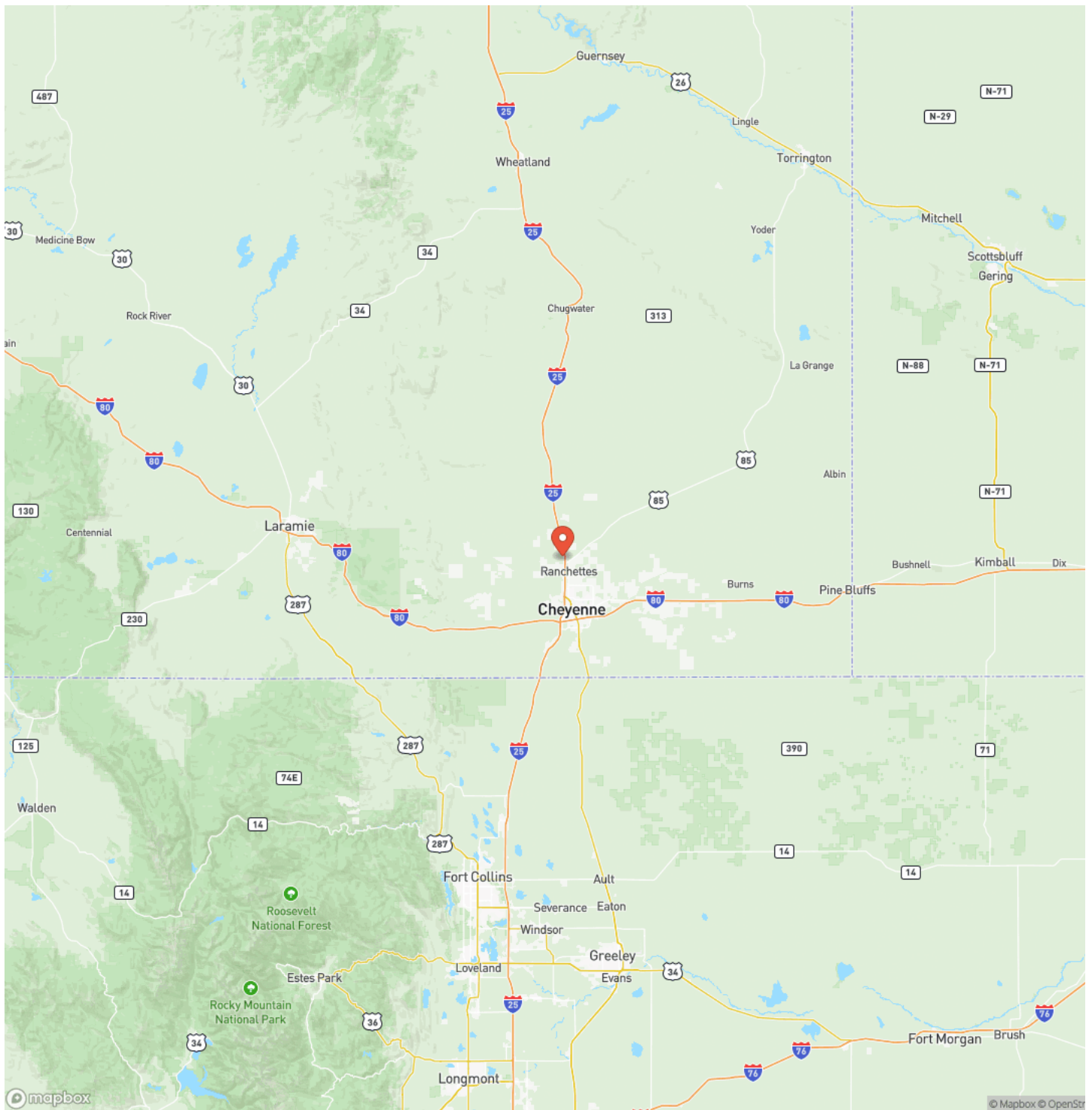
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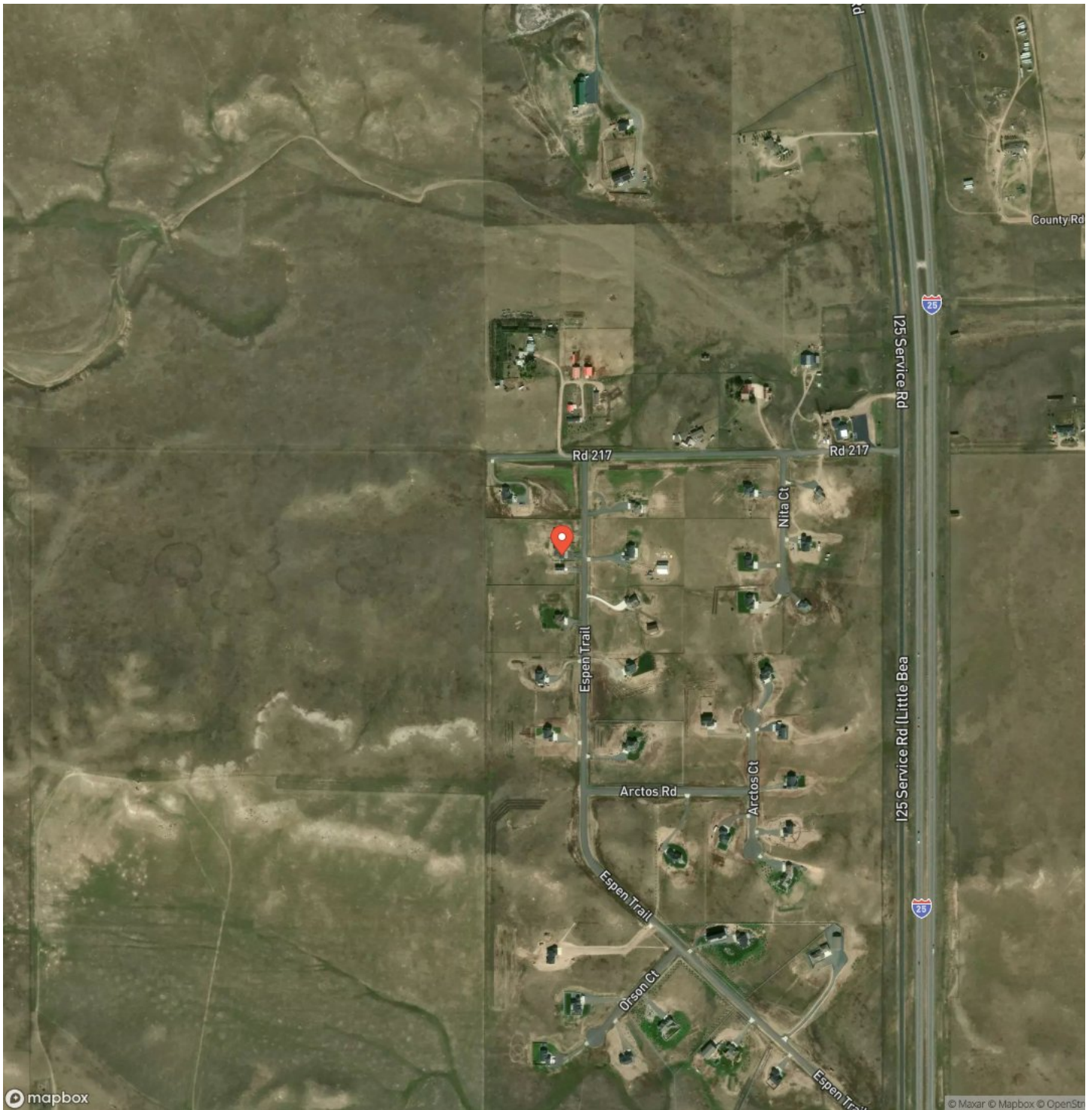
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Holly Allison

Mobile

(307) 631-1876

Email

holly@ranchandrecreation.com

Address

6106 Yellowstone Rd

City / State / Zip

Cheyenne, WY 82009

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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#1 Properties Ranch & Recreation
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