

Wildhorse Trail Estate

1.50 Acres

Laramie County, WY

\$1,249,000



HAYDEN  OUTDOORS.

Land Details

Address: 2415 Wildhorse Trail, Cheyenne ,
Wyoming 82009, USA

Closest Town: Cheyenne

Total Acres: 1.50

Deeded Acres: 1.50

Estimated Taxes: \$8,365.98 - 2023

Source of lot size: Assessor/Tax Data

HOA Dues: \$35

Building Details

Homes: 1

Style of Home(s): 2 Story

Finished Sq. Ft.: 6496

Bedrooms: 5

Full Bathrooms: 5

Basement: Full finished

Parking Types:

- Attached Garage

Total # of Spaces: 3

Cooling Systems:

- Forced Air Cooling

Heating Systems:

- Radiant



The Wildhorse Trail Estate presents an excellent opportunity to have an impressive custom-built home in the Legendary "Old West" Town of Cheyenne, Wyoming! Sitting on 1.5 acres in exclusive Mustang Ridge, the Estate is conveniently located minutes to schools, shopping, hiking and biking trails, athletic fields and even an archery range! The Estate is a Legacy Property that complements the Wyoming lifestyle in the "Magic City of the Plains"!



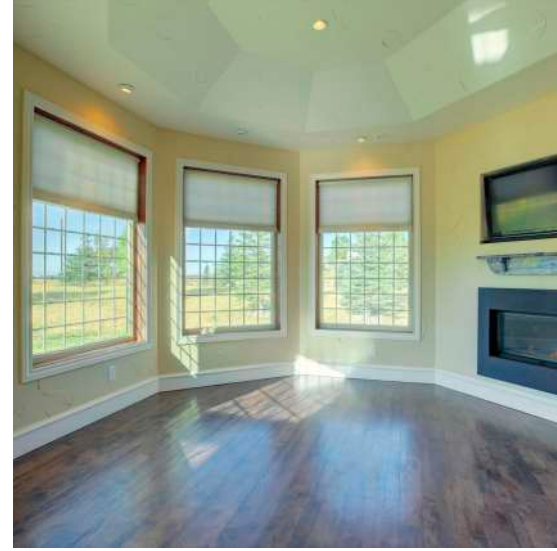


Improvements

The exceptional architecture provides an amazing floorplan with an inviting grand entry that opens to a thoughtful design that combines all of the essential elements to bring friends and family together! The spacious living area and den is filled with natural light from a wall of southern facing windows that allow for panoramic views and passive solar that compliments the radiant in floor heat!

The main floor bedroom suite offers dual closets, a 5-piece bath with a jetted tub and a walk-in shower with natural tile and stone finishes. The conveniently located kitchen allows for serving and access to both formal and informal dining areas, as well as a central gathering spot for easy entertaining. The heated outdoor patio and grilling kitchen is ideal for those long summer days and never-ending western nights! The finished basement offers a full-service wet bar and extravagant wine room, private theatre, billiards and exercise rooms, along with a private guest suite that completes the lower level. The upper level has 3 additional bedrooms, each with their own baths, and a guest wing with a corridor library leading to a large bonus room with a walkway surround, all with the finest attention to detail!





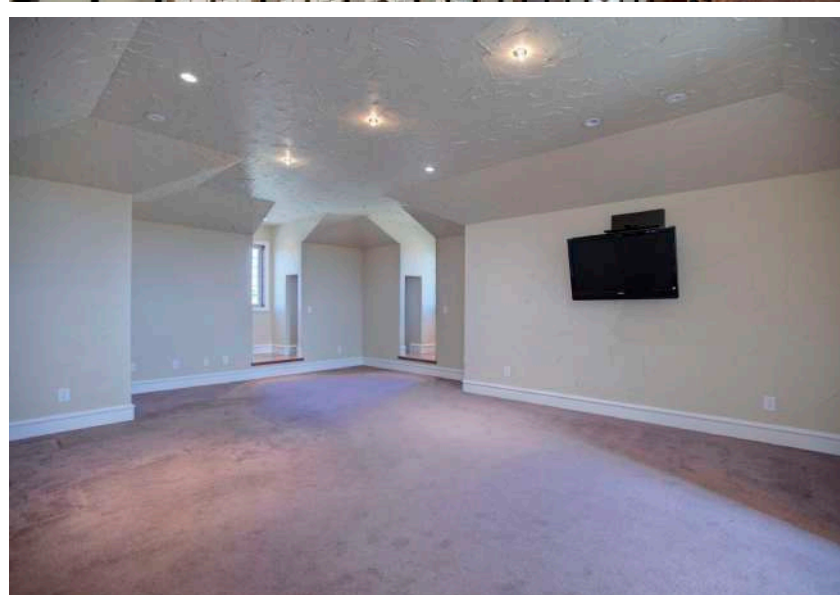
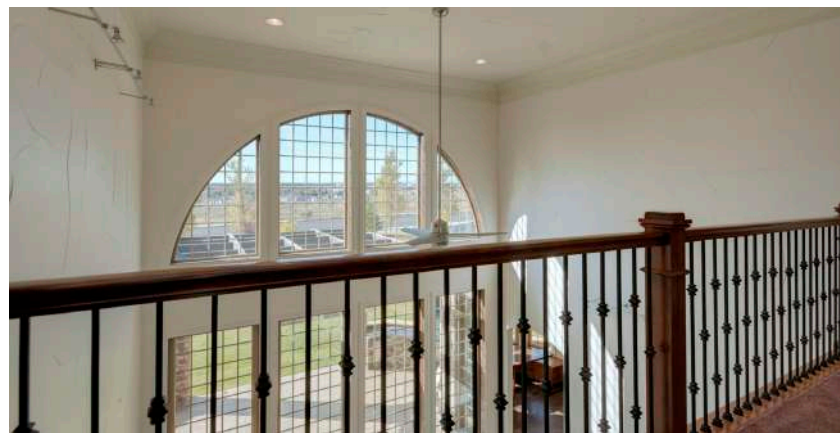
History

Cheyenne was founded in 1867 in Dakota Territory upon selection by the Union Pacific Railroad. It is the Capitol City of Wyoming, which became a State in 1890, and the county seat for Laramie County which totals about 100,000 residents as per the 2020 Census. Cheyenne is also home to Cheyenne Frontier Days, which is the world's largest outdoor rodeo and western festival!

Location

With Cheyenne's convenient location at the crossroads of Interstate 80 and Interstate 25, about 100 miles north of Denver, Colorado, you are just far enough away from the hustle and bustle, but close enough to get back to it! Cheyenne is the gateway to the last remaining western frontier in the Great State of Wyoming!







Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

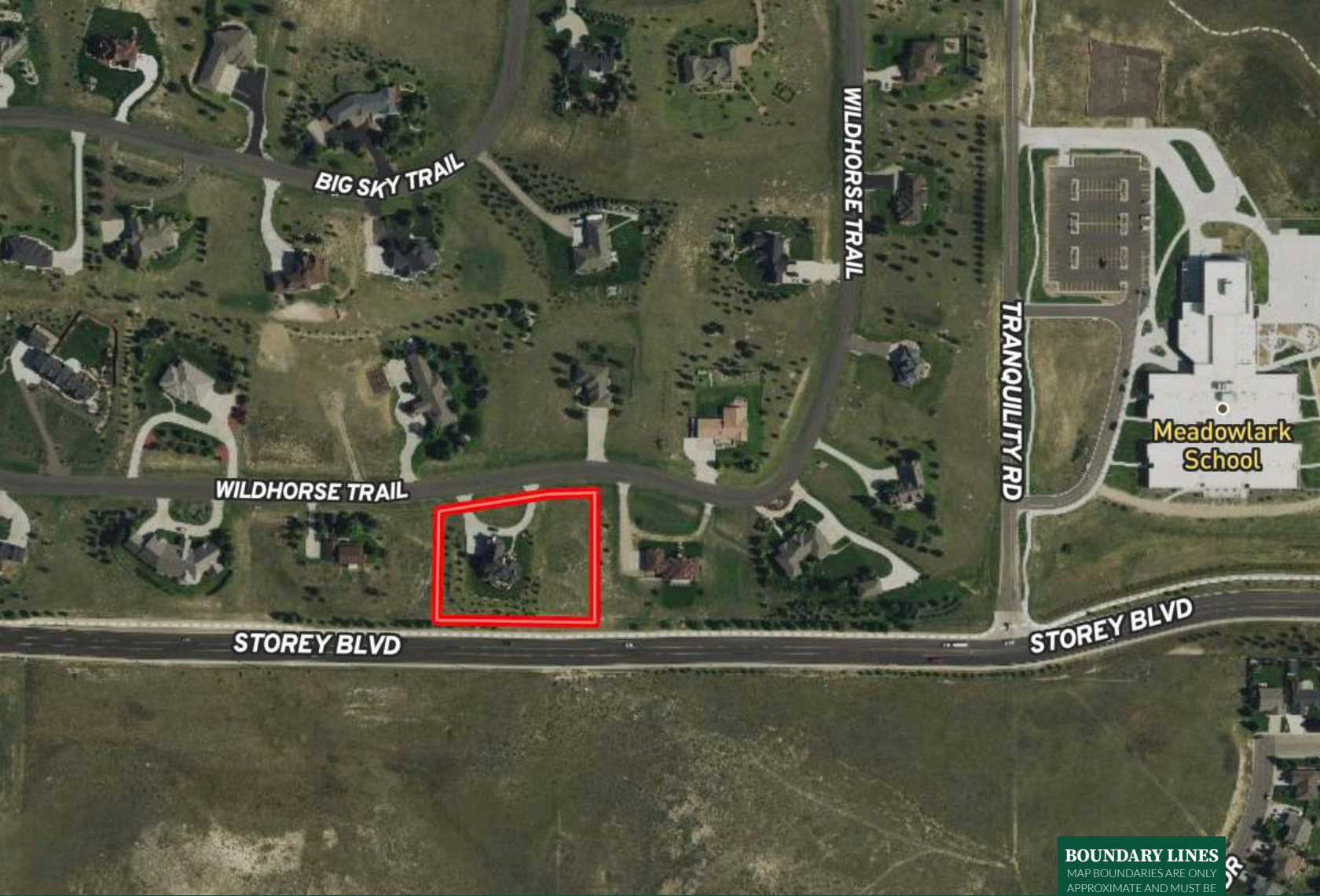


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

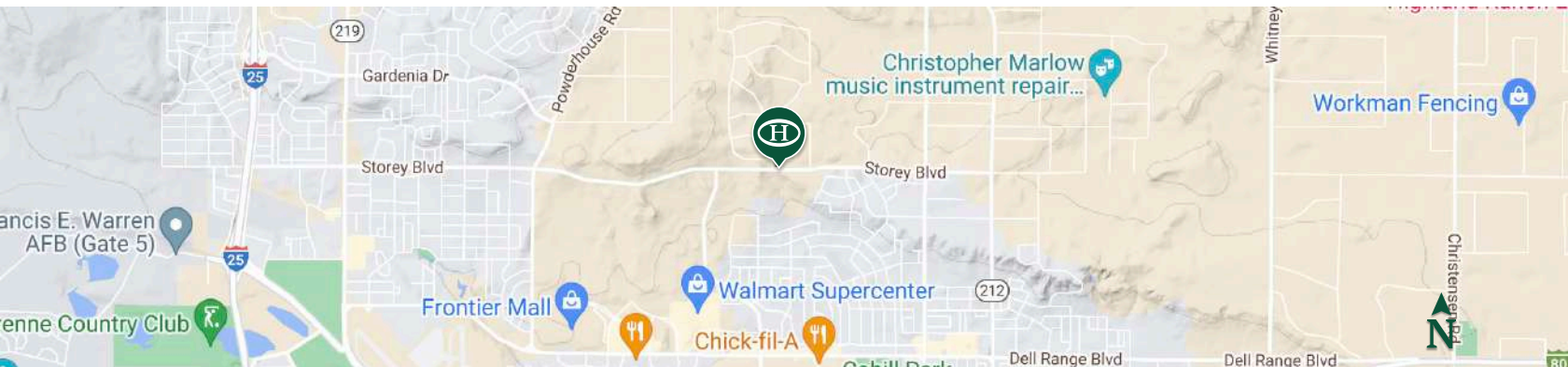
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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary



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