

Introducing

304 East Lake Road



Secluded in mature trees, a private drive welcomes you to a fabulous contemporary home. Pella windows frame your breathtaking townscape views whether you're looking out from living room, kitchen, sunroom, office, master suite, or the two upstairs bedrooms - it's all gorgeous! The kitchen features white ash stone surfaces, rustic hickory Callaghan Cabinets, Azzurro Dal-Tile flooring, premium appliances, and beautiful walk-out Brazilian teak decking. The lower level is finished with a game/media room, wrap around wet bar, storage rooms, exercise area, bonus room, and ¾ bath. This is a highly sought after hilltop lot with amazing Wyoming Range views on 4.18 acres. Wildlife galore and direct access to the Pape bike path, Pinedale Aquatic Center, and Sublette County School District #1.



Address: 304 Lake Road, Pinedale, Wyoming

Legal: Reinow Lot Division, Lot 1

Size: 4.18 acres

Square Feet: Approx 3538/Home 1342/Garage

Year Built: 1964 with year 2009 renovation

Bedrooms: Four

Bath: 2 full, 1 $\frac{3}{4}$, 1 $\frac{1}{2}$

Utilities: Phone, Electric

Water: Private well and two septic

Subdivision: Reinow Lot Division, No restrictions

Homeowners: None

11 Taxes: \$2,899.53

Zoning: Rural-Residential Conditional Use Permits: Bed & Breakfast, DayCare Center, Public Facilities

Nearest Public Land: USFS

Pinedale Population: Approx 1800

Township/Range: T34N R109W

Area Elevation: Approx 7269 feet

List Price: \$645,000 ~\$182.00 square foot — priced to sell — Will look at all offers

Entry Level

Kitchen

RANGE - White w/ black smooth cooktop, five burners, two ovens.

REFRIGERATOR - Kitchenaid Model KBFS25ET (WH), French doors - bottom freezer, energy star qualified, Consumer Reports

DISHWASHER - Whirlpool Model DU1055XtSQ, Energy Star, #7 Rated Consumer Reports

MICROWAVE - Kenmore Elite Model 8083, vented to the outside, #1 Rated Consumer Reports

TILE - "Azzuro" Daltile natural stone flooring

CABINETRY - Callighan Cabinets in rustic hickory with modern black iron hardware

COUNTERTOPS - White Ash stone surfaces

SINK - Deep two sided basin, sleek pullout faucet

LIGHTING - Combination of recessed, chandeliers, and under cabinet lighting - energy efficient

HEAT- Rais soapstone contemporary propane gas fireplace





Dining area



SUNROOM

Backyard access, interior sliding glass Pella doors to separate room from breakfast area, contemporary ceiling fan, electric heat, natural solar heat



OFFICE

Private setting, natural light, contemporary light fixture, electric heat



MUDROOM

Roomy, large closet, radiant ceiling heat, direct access from garage

LAUNDRYROOM

Rustic hickory cabinetry, deep laundry sink, modern track lighting, plentiful hickory cabinetry storage, new washer dryer

ENTRY LEVEL BATHROOM

Practical and accessible ½ bath, electric baseboard heat



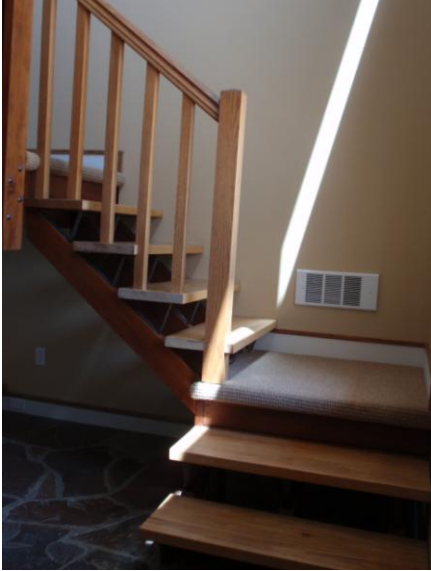
GREAT ROOM

Expansive tiled space, gorgeous windows with amazing views, fossil fireplace, radiant ceiling heat, modern energy efficient lighting



TALL ENTRYWAY

Inviting staircase and natural stone flooring restored to original condition, contemporary fan, high windows capture landscape views



Upper Level

Master Suite

Panoramic townscape and Wyoming Range views, custom natural stone shower features two shower heads, built-in bench and aesthetic window, his & hers sliding door closets, private outside Brazilian teak deck with enclosed cedar railing, brushed nickel wall mounted towel warmer, Kohler double vanity and lavatory, radiant ceiling heat, electric heat, natural stone flooring, rustic hickory cabinets, modern energy efficient lighting, natural sunlight









BEDROOM 1 & 2

Very spacious rooms with sliding door closets. Imagine the sense of well being you will get from the visible landscape you see from these bedroom windows everyday!





BATH

Restored white ceramic tiled bath with modern fixtures and lighting, natural stone flooring, rustic hickory cabinets





Lower Level

GAMEROOM

Spacious with several new windows to bring in outdoor light, natural pine paneling, recessed lighting, and a wrap around wet bar with a bar sink



EXCERCISE AREA

Extra open area privately tucked behind the game room. Many possibilities!



BATHROOM

¾ bath to comfortably accommodate anyone

STORAGE ROOMS

Two enclosed rooms to serve for storage and other possibilities such as a cedar closet or wine cellar

BONUS ROOM

Sizeable room to serve as a guest room, office, hobby room, etc.



Accents

Luxurious Palomino loop pile, 100% BCF Nylon, solution dyed woven carpet — Custom designed baseboard and window trim — Sherwin-Williams paint palette of Shijo White, Hazel, Peanut, Silver Mist, and more on sleek “smooth” textured walls — Energy Performance rated Pella windows — “Azzurro” Dal-tile natural stone flooring — White ash stone counter surfaces — Kohler and Mansfield lavatories - Fossil wood fireplaces — Consumer Reports rated premium kitchen appliances — Modern lighting and fixtures throughout



General Contractor

Mark Kroeger of Lake Country Builders

Builders Subcontractors

Ben Davis Painting, Perfect Power, Howell & Sons, Rocky Mountain Home Center, MountainTops, Bryan Crumb Drywall, Callighan Cabinets, Teletractors, Inc., Adam's Concrete Inc., Wyoming Overhead Doors, M & M Transfer

EXTERIOR

SIDING

Combination of James Hardi fiber cement siding, cedar, asphalt shingled roof, stucco

DECKS

Large Brazilian teak decks (resistant to decay) accented with cedar railing and beams





GARAGE

Martin flushline insulated doors, 4 bays, 2 door access to yards, 2nd area: brand new addition, form-free insulation, protected by large pines



Thank you for the visit. For a private tour contact Serese Kudar at 307.231.2716