

# 1531 GULCH

*Enjoy 11,000 sf of Pure Comfort in this Cody, Wyoming Retreat!*



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

BROKERAGE WEST, INC.  
REAL ESTATE



*The world is beautiful outside,  
when there is stability inside...*



Conveniently located inside the Cody city limits, 1531 Gulch Street has outstanding improvements tucked amongst hundreds of trees creating a refined, private sanctuary.

Mature trees adorn the entire property. The owners planted 200 Aspen trees, as well as Pine, Blue Spruce and Honey Locust trees. They serve as natural fences and are a large part of the secluded, private atmosphere of this unique property.





*The Backdrop  
for a Fulfilled Life...*

**Enjoy 11,000 sf of Pure Comfort in this  
Cody, Wyoming Retreat.**

The sellers meticulously developed the property for their enjoyment and privacy, with full unobstructed views of Carter, Cedar, Rattlesnake, Pat O'Hara, Heart Mountain, and the McCullough Peaks.

The gated, tree-lined archway and attractive 5-rail log fence provide additional security and privacy.

Built in 2010, the custom built one-level 4200 sq.ft. Spanish Style home with stucco exterior includes 3 bedrooms, 2 full bathrooms, 2 half baths, a large 600 sq.ft. office space, and an attached three stall heated garage.

You will find inspiration in the exceptional kitchen, or possibly start the day with a workout in the home gym or yoga studio.



## *Peacefulness, Relaxation & Inspiration*

Upon entering the courtyard, you are surrounded by a grove of 25 beautiful mature aspen trees, providing absolute seclusion, while a large Spanish fountain flows peacefully on the front patio.

This is the perfect place to enjoy the first cup of coffee in the morning sun, or host a small intimate gathering of friends.

There are countless cozy, comfy places both in the house and outside where you can sit quietly, lose yourself in a book, or take a nap in the shade. This versatile property could be the ideal setting for your home business, or even home base for exploring all that Cody Country has to offer.



PRIVATE DECK WITH FIREPLACE





## *Ambiance, Warmth & Light*

While the 11 ft. ceilings throughout the house contribute to the grandeur of the floorplan, the 20 ft. vaulted ceiling in the kitchen creates an ambience of warmth and light. The highlight of the central island is the unique beautiful red stained concrete counter with a double divided sink. Six guests can sit comfortably at the adjoining custom built wood bar area.



Creating a coziness on chilly Wyoming evenings, the Quadra-Fire natural gas fireplace in the sunken great room includes a multi-speed fan system that may be thermostatically controlled. French Doors in the great room open to an outdoor paradise like no other.

## *Retreat & Relax*

The fabulous master suite features a built-in fireplace, large sunroom/office, a jetted tub cove, spacious walk-in shower with exquisite tile detail, heated floors and a large walk-in closet.





MASTER SUITE





## *Guests Welcome*

The two guest rooms in the home feature a jack and jill bathroom as well as a large storage closet.

The large functional laundry room has many built-in cabinets and mop sink.

The home has a built in "Beam" central vacuum system. The flooring is a combination of tile and carpeting and are easily maintained.



*Work in Style...*

The Office (or Den) offers plenty of natural light with southern and west facing windows. There is plenty of room for artifacts, memorabilia, books, and a custom fireplace to cozy up to on chilly days.





GYM



SHOP



YOGA

## *Well Built & Functional*

A beautiful and functional improvement is the heated 3500 sq. ft. steel building currently being utilized in three different ways: a shop, a gym and a yoga studio. Both the gym and yoga studio have private restrooms. The shop portion of the structure (approximately 70' x 25') will accommodate the largest of motor coaches and is perfect for handyman projects and for storing toys.

# *Pristine Wyoming Skies & Amazing Views*

Entertain family and friends on 3.39 secluded acres, from various vantage points around the property. Enjoy the soothing sights and sounds any time of day: the Shoshone River to the North, breath-taking views of the Eastern sunrise behind McCullough Peaks and a true Western sunset over Rattlesnake Mountain. This is the best view in town for 4th of July Fireworks!

The 2500 sq.ft. covered patio opens to a backyard paradise, in full view of Heart Mountain and three man-made creeks. A large custom-built natural gas fire pit comfortably seats eight guests. Also positioned under the patio decking is a large built-in natural gas commercial Viking BBQ with wet bar, which accommodates an additional eight guests.

East of the main house is a fantastic custom-built wood burning fireplace on a 900 sq.ft. deck, surrounded by mature pine trees creating a secluded forest effect. This feature is perfect for larger gatherings, family reunions and weddings.

Just west of the main house is a special feature known as Rock Island, which is accessed by a log bridge. The gazebo, deck and fire pit is surrounded by a large plush grassy area, 22 pine and honey locus trees, and its main feature; a stunning 15-foot free flowing waterfall. Rock Island and the waterfall are flooded with spotlights, which makes after dark viewing even more spectacular.





# Property Map



Located in Park County, Wyoming

Distance to:

- Yellowstone National Park - 52 miles
- Billings, MT - 105 miles

The property is located in proximity to health care facilities, Cody Regional Hospital, police and fire services, The Buffalo Bill Center of the West, the Cody Stampede Rodeo Grounds and many restaurants and shopping opportunities. The Buffalo Bill Reservoir and Shoshone National Forest are less than five miles away. The East Gate to Yellowstone National Park is a short hour's drive, and recreational trails and fishing are minutes away.

# Property Features

## INTERIOR

- One Level: 4302 sq. ft.
- 11' ceiling height with log beam accents throughout the house
- Custom floor tile
- Alder wood panel doors and trim
- Kitchen: 20' vaulted ceiling, stained concrete counters/ custom built cabinets, custom six seat bar/counter area
- Built in "BEAM" central vacuum system
- Vivint Security system with detectors throughout home
- Large Laundry Room with built-in mop sink basin
- Natural Gas Forced Air Heating; Central Air Conditioning
- Navien continuous hot water system
- 3 natural gas fireplaces: great room, master bedroom, office/den
- Quadra-fire natural gas fireplace in Great Room with multi-speed fan system that is thermostatically controlled
- Functional mudroom off garage

## EXTERIOR

- 3.39 secluded acres within the Cody City Limits
- Zoned Cody Residential (A)
- Built in 2010 by Cowan Construction
- Front entrance: large archway gate with security system
- Acreage surrounded by additional 5 rail log post fencing
- Constructed with premier structural insulated panels (SIP)
- Stucco exterior with membrane roof
- Attached 3 car heated garage (1155 sq. ft.)
- 2500 sq. ft. of covered patio decking
- Patio deck includes a large custom-built natural gas fire pit that comfortably seats 8

- Large commercial Viking BBQ machine with bar area that also seats 8
- Water Features (recycled water): waterfall, 3 man made creeks and a Spanish Fountain
- "Rock Island" 800 sq. ft. with 240 sq. ft. gazebo, deck and fire pit
- Custom built fireplace on a 900 sq. ft. deck, surrounded by pine trees
- City Services: Black Hills Energy Natural Gas, Spectrum Internet and TV
- Automated sprinkler system
- Trees are watered individually with a pump system using raw water
- Indian Pass Irrigation District provides raw water for irrigation
- Cody Canal: \$170; Indian Pass Extension Ditch: \$50

## SHOP BUILDING

- 3,500 total sq.ft.
- Built in 2013
- Overhead door
- Current use: RV, ATV storage/shop/gym/yoga studio. The yoga and gym have private ½ baths.

Real Estate Taxes: \$11,204.88

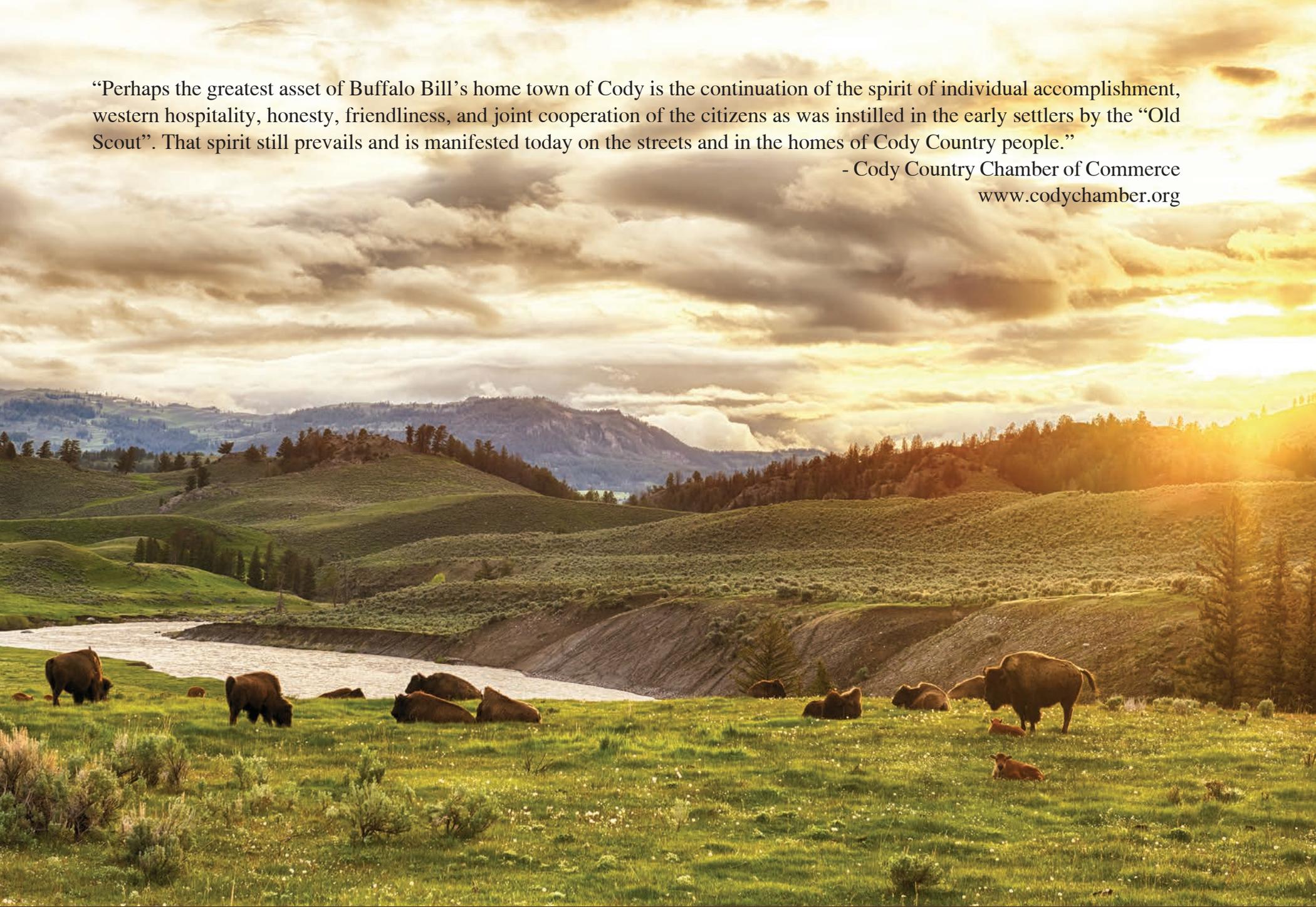
*Interior & Exterior.* The sellers were very involved in the thoughtful design of the home and included "green" materials for the utmost energy efficiency. The improvements were constructed with premier structural insulated panels (SIP) to assure the home was well insulated. The home is naturally cool in the summer and warm in the winter.

*Shown by appointment only. Listing agent must be present.*

“Perhaps the greatest asset of Buffalo Bill’s home town of Cody is the continuation of the spirit of individual accomplishment, western hospitality, honesty, friendliness, and joint cooperation of the citizens as was instilled in the early settlers by the “Old Scout”. That spirit still prevails and is manifested today on the streets and in the homes of Cody Country people.”

- Cody Country Chamber of Commerce

[www.codychamber.org](http://www.codychamber.org)



# CODY + WYOMING

A quiet and unique community, Cody offers a true mix of rich western culture and modern sophistication, unmatched by any other small town in America. Also rich in history, Cody is located near the East Gate of our country's first national park, Yellowstone. Deemed a "World-class tourism destination" – according to the Cody Country Chamber of Commerce – Cody's thriving economy can be attributed to the million or so tourists that travel through each year in search of the ultimate western experience: abundant outdoor recreation, unmatched scenery, diverse wildlife, and the adventure of a lifetime.

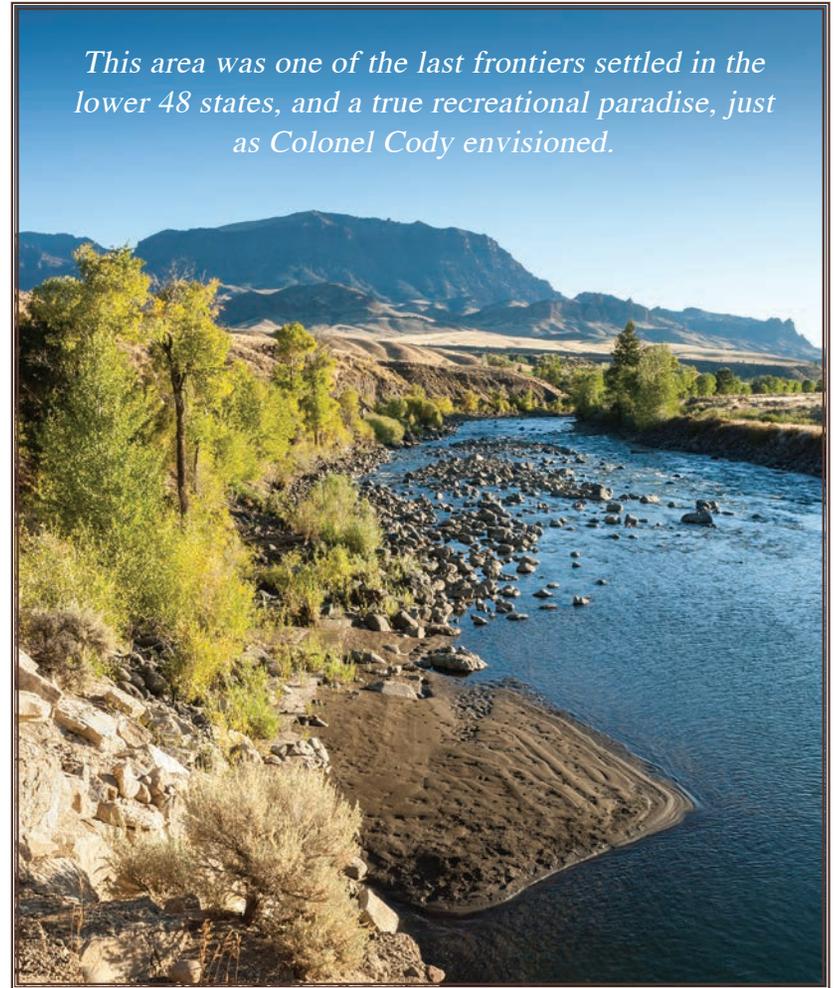
As a popular stop for millions of travelers on the way to and from Yellowstone, visitors to Cody will undoubtedly stroll through the vibrant downtown shops, restaurants, and galleries along Sheridan Avenue.

Main attractions for Cody visitors include the nationally recognized five museum complex, The Buffalo Bill Center of the West [a nationally recognized five-museum-in-one complex, is one of the main attractions for Cody visitors], The Buffalo Bill Dam and Visitor's Center, The Cody Nite Rodeo, 4th of July Cody Stampede, Old Trail Town, The Irma Hotel, Cody Trolley Tours, and the Wild Horses of the McCullough Peaks.

Cody is the "Hub" of the Big Horn Basin:

- Just under 35,000 residents call the Big Horn Basin home
- High quality of life and adequate, affordable housing
- Centralized location for dining & shopping, world-class regional medical care, arts & culture
- 25 Minutes from Northwest Community College in Powell
- 2 Hours from Billings, Montana
- Reliable, seasonal air service through Denver and Salt Lake City
- 22 city parks, a 105,000-square foot recreation center, skate park, biking/nature trails, indoor ice arena
- Abundant outdoor recreational opportunities: 2,000 miles fishing waters, hunting, hiking, rock climbing, biking, camping, golf, winter activities
- Minutes from public lands: 82% of the county is managed by the Shoshone National Forest, National Park Service and the Bureau of Land Management

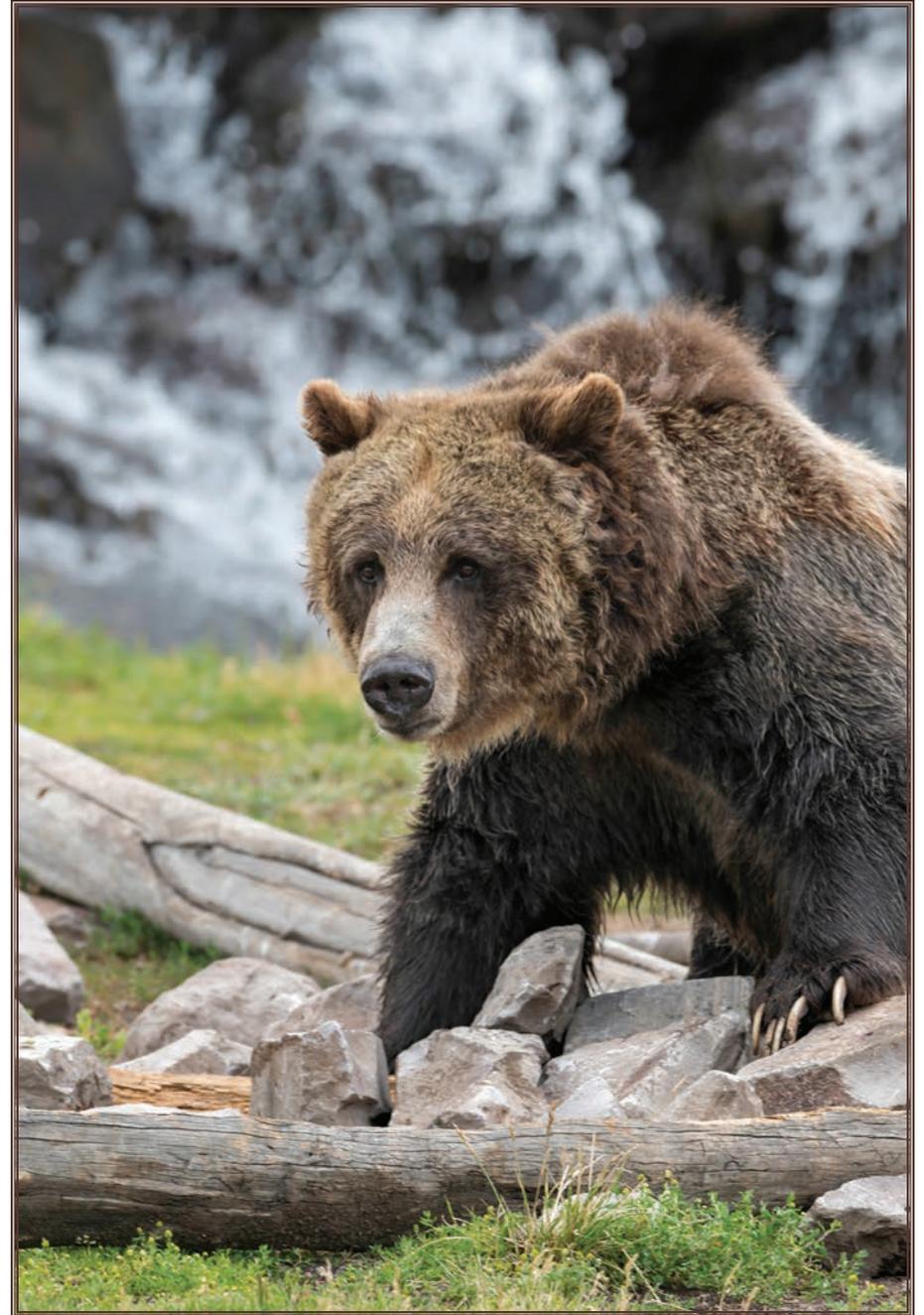
*This area was one of the last frontiers settled in the lower 48 states, and a true recreational paradise, just as Colonel Cody envisioned.*





The entire region was driven by and is still heavily influenced by Buffalo Bill's vision. His regard for the wildlife, scenery, and the wonders of Yellowstone can be appreciated by all who visit Buffalo Bill's Cody/Yellowstone Country.

- CodyYellowstone.org





The legendary Colonel William F. “Buffalo Bill” Cody came to the West with the purpose of land development. The newly established community was aptly named after Cody in 1895. In 1902 the town was incorporated and Cody opened his “Hotel in the Rockies”, the Irma, named after his youngest daughter. He had a clear vision of expansion and was instrumental in bringing the Burlington Railroad to the area and establishing a road from Cody to the east entrance of Yellowstone National Park. Through his influence and support, the Buffalo Bill Reservoir and Dam were constructed (the highest dam in the world at the time). The result was the development of an irrigation system and ensured future agricultural success for the entire region.



[above] Cody Nite Rodeo - July 1st-August 31st. [below] Old Trail Town - Old frontier structures dating 1879-1900.





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