

AN INCREDIBLE HOMESTEAD IN THE HEART OF WYOMING

\$575,000


WIND RIVER REALTY
Your Hometown Realtors

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94 CLIFF DRIVE

PROPERTY FEATURES:

- 2.36 ACRES WITH IRRIGATION
- MAIN RESIDENCE WITH NEW EXTERIOR PAINT, WINDOWS, DOORS, GUTTERS, ATTIC INSULATION, & GARAGE DOORS
- MAIN RESIDENCE WITH TWO BRAND-NEW KITCHENS & 3 UPDATED BATHS
- NEW FLOORING AND INTERIOR PAINT THROUGHOUT THE MAIN RESIDENCE
- MULTIPLE HEAT SOURCES IN MAIN RESIDENCE, INCLUDING GAS, WOOD, PELLET, AND RADIANT
- MINI SPLIT COOLING THROUGHOUT MAIN RESIDENCE
- FULL BASEMENT WITH NEW EGRESS WINDOWS AND WINDOW WELLS
- NEW WOOD DECK IN FRONT AND NEW COMPOSITE DECK IN BACK
- OFF-GRID SYSTEM INCLUDING SOLAR, HARD-WIRED GENERATOR, A NEW WELL, AND A NEW SEPTIC SYSTEM
- TWO AUTHENTIC CABINS WITH JUST UNDER 400 SQ. FT. OF LIVING SPACE



HIGH-END FINISHES MAKE THIS HOME COMPLETELY
TURNKEY AND MOVE-IN-READY!

Enjoy updated
heating & cooling,
new lighting, an
alarm system, & on-
demand hot water!

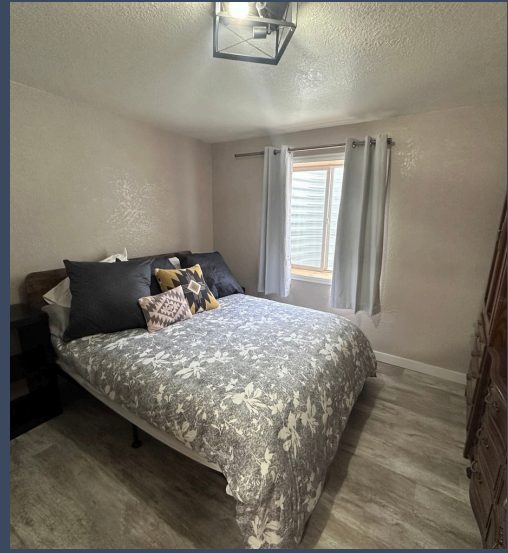




Both main-level bedrooms boast fresh paint, beautiful laminate flooring, and ample closet space.

THE BEDROOMS AND BATHROOMS GIVE NEW MEANING TO THE PHRASE "PRIVATE RETREAT."





THE BASEMENT IS FULLY FINISHED & UPDATED WITH THE SAME HIGH-END FINISHES AS THE MAIN LEVEL!

The lower level is self-contained with bedrooms, a bath, a laundry room, a full kitchen, & a living area!





Both cabins
have new roofs,
new porches,
new kitchens &
new baths!

TWO FULLY UPDATED AUTHENTIC CABINS PROVIDE
GUEST SPACE OR INCOME POTENTIAL!





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If you've been waiting for a property that gives you flexibility, privacy, and income potential all in one, 94 Cliff Drive deserves your attention!

Set on 2.36 acres on a cul-de-sac, this property delivers the quiet Wyoming lifestyle you want, along with practical upgrades that make daily living easier. The main residence offers four bedrooms and three bathrooms, plus a fully remodeled interior that feels fresh and functional. Hickory cabinets, new appliances, updated flooring, and remodeled bathrooms bring a clean, modern feel. Downstairs, a second kitchen, an additional laundry area, family room, and guest spaces expand your options.



KATIE VROMAN
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What truly sets this property apart is the infrastructure. A new septic system, buried propane tanks, new driveway, updated windows and doors, attic insulation, solar backup, generator, and multiple heat sources give you confidence year-round. Two wells and water rights add even more value.

Then there are the two authentic log cabins. Each has been remodeled with new roofs, kitchens, appliances, septic systems, and heating options. Both are currently leased at \$925 per month, creating immediate income. Whether you want multigenerational living, rental income, or space to grow your homestead dreams, 94 Cliff Drive delivers! This impeccable property won't last long. Contact Wind River Realty today to learn more!

Get in touch today to schedule a private showing!