



Beautiful Home in Town

295 Moran Street

Jackson Hole, Wyoming

GRAHAM4
TERRA+FAUPEL+FAUPEL



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\$1,375,000

Overview: This exceptional home, sold with beautiful furnishings, is conveniently located in the heart of town in the Gill Addition walking distance to the town square, schools, and the Rec Center. This lovely home features 3,645 sq. ft. of comfortable living space on 3 levels with 4 BR, 3 baths, a great room with cathedral ceilings and a gas fireplace, family room, open kitchen, exquisite master suite, large bunk room, basement **with** laundry, deck, hot tub, 2 car garage and there are Teton and Elk Refuge views from **the** home's upper level.



The beautifully appointed dining area features a striking chandelier and a custom table with bankette style seating.



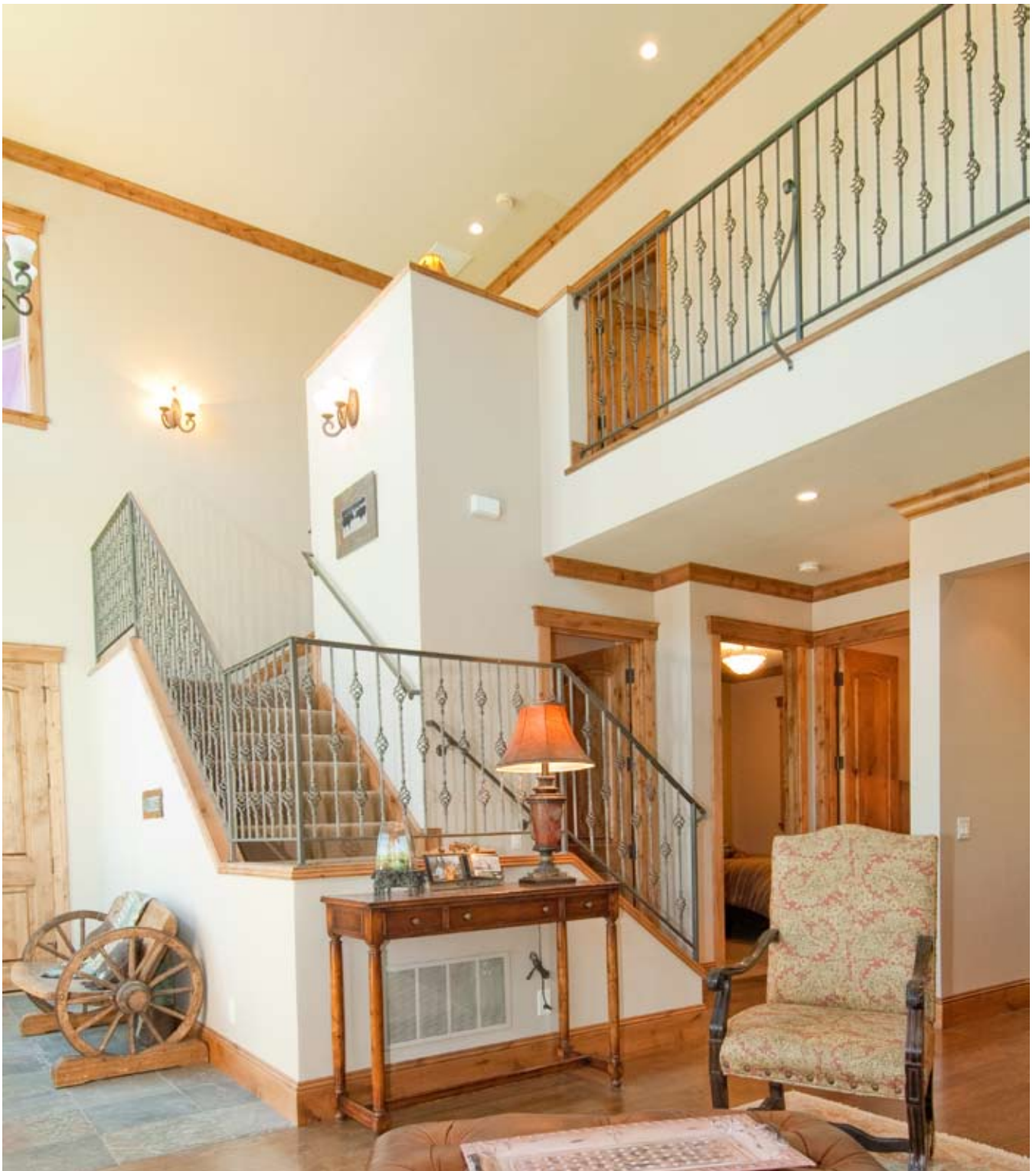
The open kitchen has granite counter tops, at-counter seating, alder cabinets and top grade stainless appliances including a Dacor gas stove , Bosch dishwasher and microwave, and Kitchenaid refrigerator. The kitchen is fully equipped with dishware, flatware and cookware. For ease of serving, the kitchen opens into the dining area.



Just off the great room, adjacent to the open kitchen, is the family room. This area features a wood burning fireplace, lots of windows and glass doors onto the back deck. This comfortably furnished room is perfect for relaxing, entertaining or watching a movie. The family room and kitchen open into the dining area.



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Floor to ceiling windows overlook the Elk Refuge and the Grand Teton and line the wall opposite the stairway to the upper sleeping level and a balcony that overlooks the great room



The master features a gas fireplace, large windows with Teton and Elk Refuge views and plenty of space for a lovely sitting area.



The master bath has granite counter tops, tile floors, his and hers sinks, a glass enclosed shower, oval tub and a large walk-in closet.



In addition to the master suite, the home offers three comfortable guest bedrooms and two guest baths. One bedroom is on the entry level, three are located upstairs. A spacious bunk room accommodates four double size bunk beds.



The bedrooms and bathrooms are all beautifully furnished and appointed with linens, towels, bedspreads and pillows.

Property Fact Sheet
295 Moran Street

Construction

- **Built in:** 2005

Property Summary:

- Lot 12, BLK. 8, L.G. Gill Subdivision
- .17 acre
- **Convenient location:** great in town location, walking distance to town square, schools, Rec Center
- **Property Features:** corner lot, mature landscaping with trees, shrubs, flowers

Exterior

- Cedar shingle and stone exterior
- Composite shingle roof
- Paved drive
- Deck
- Hot tub

Home Summary

- **Total living area on 3 levels: 3,645 sq. ft.**
- **Entry level: 1,425 sq. ft.**
- **Upper level: 1,809 sq. ft.**
- **Lower Level Basement: 411 sq. ft.**
- **Garage: 2 car attached: 475 sq. ft.**
- **4 Bedrooms, 3 Baths**
- **2 gas fireplaces, 1 wood burning fireplace**

Entry Level

- **Entry:** slate tile floors
- **Great room with sitting and dining areas:** dark stained oak floors, cathedral ceilings, gas fireplace, large windows
- **Family room and open kitchen:** wood burning fireplace, lots of windows, glass doors to deck
- **Kitchen:** granite counter tops, at-counter seating, alder cabinets, top grade appliances
- **Guest bedroom:** carpeted
- **Bathroom:** tile floor, walk-in shower
- Access to **2 car garage**

Upper Level

- **Balcony**
- **Bunk Room:** large room accommodates 4 double size bunk beds; carpeted
- **Guest Bedroom:** carpeted
- **Bathroom:** tile floors, tub and shower, 2 sinks
- **Master Suite:** gas fireplace, large windows with Teton views, sitting area
- **Master Bath:** granite counters, glass enclosed walk-in shower, oval tub, his and hers sinks, huge walk-in closet

Basement

- Finished basement
- **Laundry room:** slate tile floors
- **Space for game room**
- **Storage:** large storage area

Appliances

- **Refrigerator:** Kitchenaid Stainless
- **Range and oven:** Dacor 4 burner gas range and oven
- **Dishwasher:** Bosch
- **Microwave:** Bosch
- **Washer-dryer:** Maytag Neptune

Systems

- **Heating:** forced air
- **Water:** Town of Jackson
- **Sewer:** Town of Jackson
- **Natural gas:** Town of Jackson
- **Sprinkler System**
- **Security System**
- **Hot Tub**

Fees and Services

- **Taxes:** (2009) \$7,096
- **Homeowners Dues:** NA, Town of Jackson services
- **LVPL Electric:** \$73 average per month
- **LVPL natural gas:** \$148 average per month



Bob Graham
Owner, Associate Broker



Karen Terra
Owner, Associate Broker



Matt Faupel
Owner, Associate Broker



Julie Faupel
Owner, Associate Broker

GRAHAM⁴

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