



The Lake House
5125 South Lake Lane
Jackson Hole, Wyoming

GRAHAM4
TERRA+FAUPEL+FAUPEL



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\$1,195,000

This lovely property is just minutes from town, in a gorgeous 3 acre setting on a 4+ lake that you can fish and canoe. With pastureland for horses, mountain views, and an inviting, recently remodeled 2,453 sq. ft., 4 BR home overlooking the lake, this is the perfect environment for family living and entertaining.



The home is wonderfully situated on the banks of a picturesque lake, home to swans, geese, ducks, eagles, deer, elk and moose. Mature evergreens, aspens, and wildflowers surround the house and create a natural sense of privacy. A beautiful lawn stretches down to the water's edge and open irrigated pastureland on the north side of the property is perfect for 2 horses. The lake, 18 feet at its deepest point, is fed by flowing water that runs from the Gros Ventre River through the Flat Creek irrigation system. You can also enjoy trout fishing, canoeing, kayaking and paddle boating on this private lake.





Once inside, the living spaces are warm, inviting and filled with windows and glass doors that showcase views of the lake and Munger Mountain. The centerpiece of the home is the open great room with cathedral ceilings, bamboo floors, and two sitting areas, each with a cozy stove (one gas and one wood burning stove).



The great room includes an open kitchen, recently remodeled with granite countertops, in-floor heat, at-counter seating, and a breakfast nook surrounded by windows.



A spacious dining area that accommodates a large dining table is situated by windows and glass doors that access a large deck.



A spacious deck wraps around the south side of the house providing wonderful spaces for relaxing or outdoor entertaining by the lake.



Also on the entry level are: 3 comfortable guest bedrooms; a full bath with tub, shower and tile floors with in-floor heat; and a laundry room.



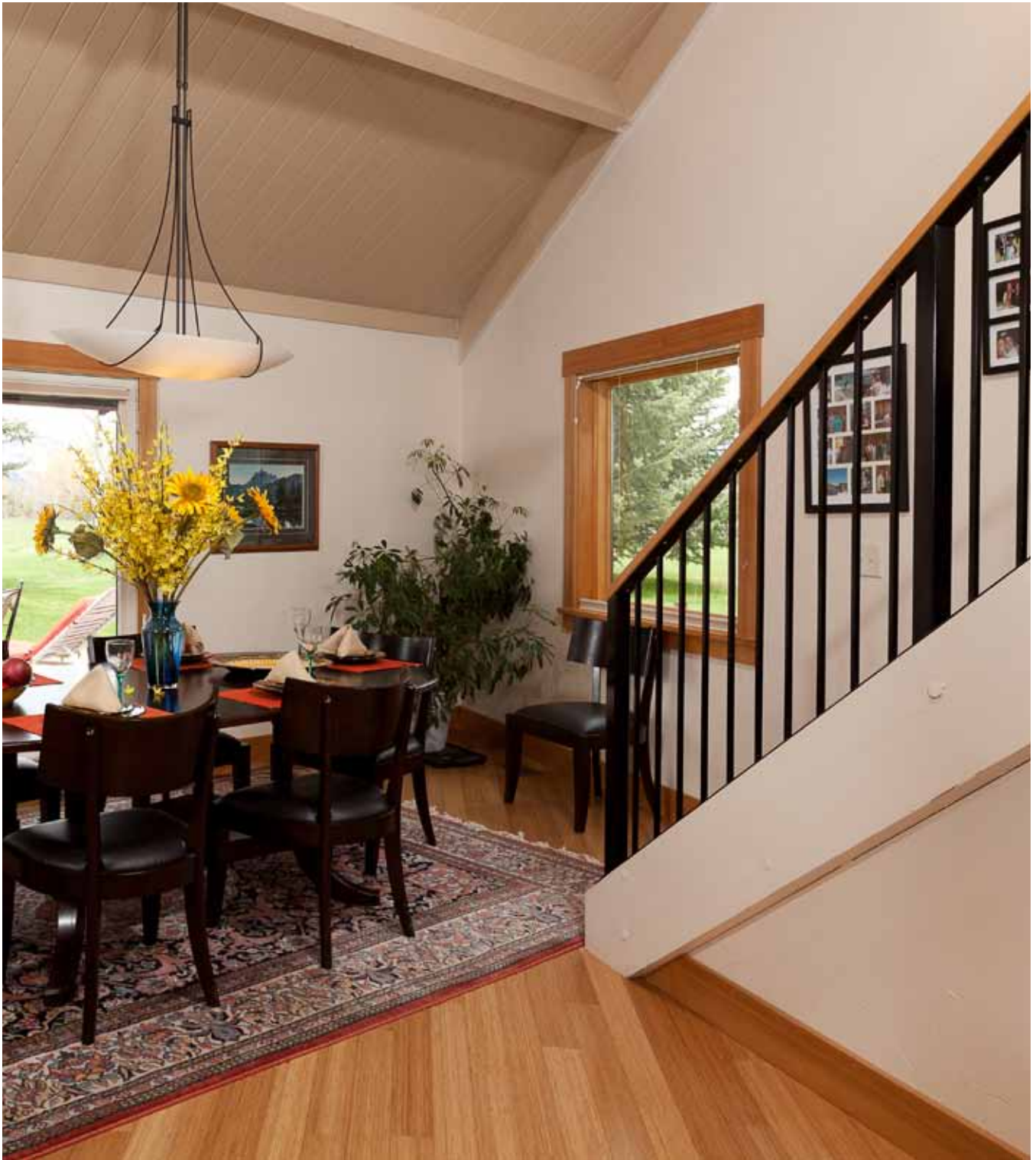


Upstairs is the spacious, newly remodeled master suite. The large master has lots of windows and a private deck with Teton views; a huge walk-in closet with built-in storage; a beautiful master bath with his and hers vanities, a Jacuzzi tub and steam shower.





There is plenty of room for cars, boats, and toys in the oversized 4+ car garage which has a workshop area. There is also a horse stall and hay storage storage.



Among the upgrades completed in 2007 are: new upstairs master suite, master bath and private outdoor balcony; new kitchen; new bamboo floors; new front entrance; new gas heating stove and wood burning stove in great room; new staircase; new windows in great room; new downstairs bathroom; in-floor heat in kitchen and downstairs bath; new lighting fixtures.

Property Fact Sheet
5125 S. Lake Lane

Construction

- **Completed:** 1982
- **Remodeled:** 2007 (Bruce Hawtin architect, Bob Moore Construction)

Property Summary

- **Lot 17, Polo Ranches**
- **3.01 acres**
- **Convenient location:** minutes from town, private road with just 7 homes
- **Property Features:** home is situated on the banks of a 4 acre lake, views of Munger Mountain, mature trees, open pasture land, landscaped
- **Lake:** approximately 4 acres; 18 ft. deep; fresh water flows in and out of lake from Gros Ventre/ Flat Creek through irrigation system; fishing, canoeing, haven for wildlife including: swans, geese, ducks, eagles, pelicans, herons;
- **Horses:** 2 horses allowed (set up with barn, irrigated pasture, horse stall, hay storage)

Exterior

- **Siding:** cedar
- **Roof:** wood shake shingle
- **Driveway:** asphalt
- **Deck:** huge deck with mountain and lake views, wraps around house from great room to dining area
- **Built on slab**
- **Sprinkler System**

Home Summary

- **Total living area on 2 levels: 2,453 sq. ft.**
- **Entry level: 1,940 sq. ft.**
- **Upper level: 513 sq. ft.**
- **Garage, 4+ car detached: 1,296 sq. ft.**
(includes plenty of room for RVs or boats, workshop area)
- **Hay Shed: 432 sq. ft.:** horse stall, hay storage
- **4 Bedrooms, 2 baths**

Entry Level:

- **Foyer:** bamboo floor, coat closet, opens to great room
- **Great room:** cathedral ceilings, large windows and glass doors with mountain and lake views, bamboo floors, 2 skylights, gas stove and wood burning stove, 2 sitting areas and breakfast nook, opens to huge south facing deck
- **Dining area:** part of the great room, accommodates large table, opens to deck
- **Kitchen:** open kitchen, granite counters, at-counter seating, in-floor heat
- **3 Guest bedrooms:** comfortable rooms with large windows, closets, nice windows
- **Bathroom:** full bath with tub and shower, slate tile floor, in-floor heat
- **Laundry**

Upper Level:

- **Master Bedroom Suite:** spacious master with private balcony, huge walk-in closet with built-in storage system, large master bath with Jacuzzi tub, steam shower and his and hers vanities

Special Features:

- **Floors:** bamboo floors in great room, entry, kitchen
- **Ceilings:** cathedral ceilings in great room, wood, with 2 skylights
- **Fireplaces:** wood stove and gas stove in great room
- **Remodeling in 2007:** new upstairs master suite, master bath and private outdoor balcony; new kitchen; new bamboo floors; new front entrance; new gas heating stove and wood burning stove in great room; new staircase; new windows in great room; new downstairs bathroom; in-floor heat in kitchen and downstairs bath; new lighting fixtures

Appliances

- **Refrigerator:** Maytag
- **Range:** JennAir
- **Oven:** GE
- **Dishwasher:** Frigidaire
- **Microwave:** GE
- **Trash Compactor:** JennAir
- **Washer-dryer:** Frigidaire full size stacking

Systems

- **Heating:** in-floor heat in kitchen and downstairs bathroom; baseboard in bedrooms and forced air and heating stoves in great room
- **Water:** well
- **Sewer:** septic
- **Security:** wired for Watchguard, not engaged
- **Sprinkler**
- **Hot tub**
- **Water softener**

Fees and Services

- **Taxes 2010:** \$5,280.84
- **Homeowners Dues:** \$200 per year plus \$950 per year ISD assessment for road maintenance, plowing
- **Utilities:** Electric: \$69 average per month. Gas: \$89 per month.



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