390 E. 4th Street - Colby, KS

This three bedroom, one and a half bath bungalow with a traditional front greeting porch offers good potential for a first time home buyer or investor. Several updates include metal siding and roof, plus a four year old furnace and air unit. There is plenty of off street parking and a nice yard building. Give Pat a call today!

$62,500

Year Built: 1940
Property Type: Residential
Property SubType: Single Family Res.
Main/Level 1: 872
Basement: 872
Approx. Square Feet: 1,744
Lot Size: 64x75
Approx. Lot Square Feet: 4,800

Construction: Frame w/Aluminum Siding
Style: One Story
Stories: One Story
Zoning: Residential
County: Thomas
Price/SqFt: $35.84
Heating: Central Heat
Cooling: Central Air

Living Room:	14x13	Level: 1
Dining Room:	11.6x9.8	Level: 1
Kitchen:	9x7.9	Level: 1
Bedroom 1:	12.7x9.7	Level: 1
Bedroom 2:	12.7x9.7	Level: 1
Bathroom 1:	8x5.1	Level: 1

Patio/Deck: Front Porch
Basement: Full

Bedroom 3:	12.7x9.7	Level: Basement
Bathroom 2:	5x4	Level: Basement
Family Room:	32x12	Level: Basement
Utility Room:	14.1x9.3	Level: Basement

Information has been obtained from sources deemed reliable; Broker does not guarantee information. Parties are welcomed to verify information through a professional.

72951

HomeLand REALTY AUCTION
(785) 462-8255
www.homelandre.com

Call Pat today to set up a showing!

Patricia L. Sloan
Associate Broker

(785) 443-3261

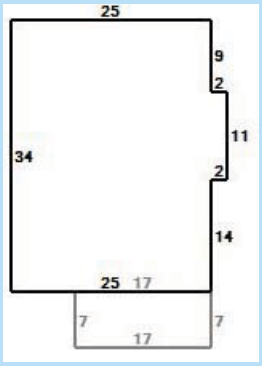
Email: psloan@homelandre.com

Address: 390 E. 4th Street - Colby, KS

Legal Description: The North Seventy-five Feet (N75') of Lots One (1) and Two (2), and the East Fourteen Feet Four Inches (E14' 4") of Lot Three (3), Block Twenty-Four (24), Original Town of Colby, Thomas County, KS

Included with the home: window treatments, ceiling fans, disposal, stove, refrigerator and yard building. All personal property "AS IS". Washer and dryer are negotiable.

- Bungalow style home with front sitting porch
- Aluminum siding, metal roof and new front storm door
- New windows in living room
- Wood laminate flooring in the open living; dining and kitchen
- Heat, air units, and hot water heater updated in 2013
- Good off street parking
- Plenty of yard space plus a 10x20 newer storage building
- Seller will have the basement stairs rebuilt; add ceiling tile in family room and replace sink in half bath prior to closing
- Possession July 1st or Seller will consider renting back
- Afternoon or early evening showing preferred



Average Utilities: Gas $38.00 City $136.74
2016 Taxes $1,055.12

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