445 Lawrence Drive - Colby, KS

This traditional brick ranch offers wonderful main level living space for your growing family and is located on a quiet street with minimal traffic. The spacious great room is perfect for entertaining and family gatherings with private outdoor space to end your busy day. Call Pat today for a personal showing!

$145,000

Year Built: 1960
Property Type: Residential
Property SubType: Single Family Res
Main/Level 1: 1,541
Basement: 1,025
Approx. Square Feet: 2,566
Lot Size: 94x124
Approx. Lot Square Feet: 11,656

Construction: Brick
Style: Ranch
Stories: One Story
Zoning: Residential
County: Thomas
Price/SqFt: $56.51
Heating: Central Heat
Cooling: Central Air

Living Room:	13.3x16.1	Level: 1
Dining Room:	10x10	Level: 1
Kitchen:	9.6x10	Level: 1
Bedroom 1:	9.6 12.4	Level: 1
Bedroom 2:	9.8x12.4	Level: 1
Bathroom 1:	Full	Level: 1
Great Room:	19x24	Level: 1

Bedroom 3:	10x11	Level: Basement
Bedroom 4:	10.7x11.6	Level: Basement
Bathroom 2:	3/4	Level: Basement
Family Room:	11.6x25.6	Level: Basement

Patio/Deck: Porch in Front/Patio in back
Basement: Full Finished
Garage: One-Car Attached

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

77098

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

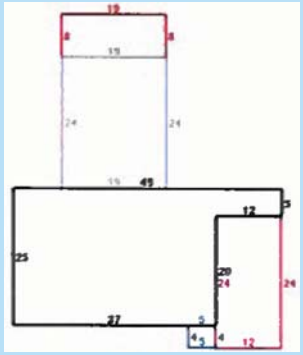
Email: psloan@homelandre.com

Address: 445 Lawrence Drive - Colby, KS

Legal Description: Lot Nine (9) and the West Twenty-four Feet (W24') of Lot Ten (10), Block Two (2), Prairie Heights Addidtion to the City of Colby, Thomas County, KS

Included with the home: refrigerator (ice dispenser not working), stove, dishwasher, window treatments, ceiling fans, yard buildings, and a small pond. All personal property "AS IS".
Washer and dryer are negotiable.

- Brick Ranch in a wonderful area with low traffic
- Open floor plan with main floor laundry
- Carpets will be professionally cleaned.
- Full basement with two bedrooms, three-quarter bath, family room and a hobby/storage room
- Spacious main level great room with lots of windows and sunlight
- Good kitchen work space with eating counter and an adjacent dining area
- Old sprinkler system has not operated in a number of years
- Private backyard with a patio, small pond, and good storage



Average Utilities: Gas $69.44 City $271.40
2017 Taxes $2,694.12

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Call Patricia at 785-443-3261

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