

1345 W. 4th Street - Colby, KS

Welcome to this comfortable one level home with minimal steps. The 14x19 unfinished basement is perfect for storms, storage, or recreational area. This affordable home is ideal as a first time buyer or for your retirement years. Call Pat today for a tour!



\$71,500

Year Built: 1952
Property Type: Residential
Property SubType: Single Family Res.
Main Level: 1145
Basement: 287 (Unfinished)
Approx. Square Feet: 1145
Lot Size: 50x105
Approx. Lot Square Feet: 5250

Price/SqFt: \$62.45
County: Thomas
Zoning: Residential
Style: Ranch
Stories: One Story
Construction: Frame
Heating: Central Heat
Cooling: Central Air

Living Room: 17.6x13.6	Level: 1
Dining Room: In Kitchen	Level: 1
Kitchen: 16.2x9.10	Level: 1
Bedroom 1: 12.8x15.8	Level: 1
Bedroom 2: 9.8x10.8	Level: 1
Bedroom 3: 11.8x7.10	Level: 1
Bathroom: 7.10x5	Level: 1

Family Room: 19x9.8	Level: 1
Utility Room: 10x10	Level: 1
Basement: 14x19 Unfinished	
Garage: One Car Attached	
Patio/Deck: Patio	
Fence: Privacy	

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

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Call Pat today to set up a showing!

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



Patricia L. Sloan
Associate Broker

(785) 443-3261

Email: psloan@homelandre.com

Address: 1345 W. 4th Street - Colby, KS

Legal Description: Lot Ten (10), Block One (1), Westwood Subdivision to the City of Colby, Thomas County, Kansas

Included with the home: refrigerator, stove, and ceiling fans. All personal property "AS IS".



- Great one level living
- Small yard to maintain
- Original back porch converted to a family room
- Master bedroom is spacious with great closet space
- Original wood flooring in master bedroom
- 14x19 unfinished basement - perfect for storms and storage
- Attached garage

Average Utilities: Gas \$139.00 City \$126.04
2017 Taxes \$1,229.56



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Call Pat at 785-443-3261