

1285 W. 3rd Street - Colby, KS

This spectacular home is perfect to enjoy now and build forever family memories. The work is all done so you can relax on the spacious sitting porch or have a cookout on the private back deck. The spacious living and dining room makes entertaining easy and fun - there is room for everyone. The children will love the loft bedrooms and the wonderful lower family room that offers plenty of play area. An added bonus is the four car garage with plenty of storage and work space. This is truly a home you will not outgrow. Give Pat a call as there is so much more!



\$197,500

Year Built: 1950
Property Type: Residential
Property SubType: Single Family Res
Main/Level 1: 1,337
Level 2: 753
Basement: 1,337
Approx. Square Feet: 3,423
Lot Size: 75x125
Approx. Lot Square Feet: 9,375

Construction: Frame
Style: Raised Ranch
Stories: Two Stories
Zoning: Residential
County: Thomas
Price/SqFt: \$57.70
Heating: Gas/Hot Water Heat
Cooling: Central Air

Living Room: 15.9x23.6 Level: 1
Dining Room: 12.4x17.2 Level: 1
Kitchen: 18.6x9.2 Level: 1
Bedroom 1: 10x11.9 Level: 1
Bathroom 1: 10.7x10 Level: 1
Utility Room: 6x12.6 Level: 1
Bedroom 2: 9x16.8 Level: 2
Bedroom 3: 15.10x19.6 Level: 2
Bathroom 2: 10x7 Level: 2

Bedroom 4: 10.6x10 Level: Basement
Bathroom 3: 7x4 Level: Basement
Family Room: 27.9x15.9 Level: Basement
Patio/Deck: Deck & Covered Porch
Basement: Full
Garage: Four Car Detached
Fireplaces: Wood burning

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: 1285 W. 3rd Street - Colby, KS

Legal Description: Lots Eleven (11), Twelve (12), and the West Half (W2) of Lot Thirteen (13), Block Thirteen (13), Gilmore & Larson Addition to the City of Colby, Thomas County, KS

Included with the home: window treatments, ceiling fans, disposal, stove, microwave, dishwasher, refrigerator, garage openers, and garage shelving. All personal property "AS IS".



- Ready for you to love and cherish
- Charming flagstone sitting porch with new columns and railing
- Updated exterior with paint, roof, guttering, windows, and a meticulous yard with full sprinklers
- The four car garage has overhead doors on both ends. New front overhead door and new garage openers - a great place to hangout
- Private backyard for your whole family to enjoy relaxing or cooking out
- Fresh paint, new flooring, light fixtures, ceiling fans on all three levels, inviting front entry is open to the beautiful living room, and spacious dining room
- The pristine white kitchen has an abundance of cabinets, new flooring, lighting, countertops, backsplash, deep soaking sink, stainless appliances, and an informal eating nook
- Main level master has a walk-in closet and hallway linen storage
- The full size bath features new paint, flooring, lighting, vanity, and tub
- Charming loft bedrooms with new bath
- The lower level features a fantastic family room, a fourth bedroom, half-bath, and storage
- Wonderful hot-water-heat with new boiler and 50gal hot water heater installed in 2015
- Two separate central air units: main level/basement, and an older unit for upstairs
- Wood burning fireplaces never used by Sellers. Buyer will need to uncap and have inspected. There is an electric free-standing heater in living room fireplace
- If buyer does not want the free standing bar in the garage, Sellers would like to remove.

Average Utilities: Gas \$110.00 City \$197.36
2017 Taxes \$2,183.82

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