

2870 N. Range - Colby, KS

Looking for a little piece of country? This home located at 2870 N. Range offers the best in country living and just minutes from town. This five bedroom, three bath ranch has room for family and friends plus space for five vehicles. Enjoy the numerous upgrades; tremendous outdoor living space; established landscaping and windbreak plus a new price! It's all ready for you. Call Pat and make your dreams of a country lifestyle a reality.



New Price \$279,500

Year Built: 1980
Property Type: Residential
Property SubType: Single Family Res
Main/Level 1: 1,550
Basement: 1,550
Approx. Square Feet: 3,100
Lot Size: 1.27 Acres
Living Rom: 18.2x20.2 Level: 1
Dining Room: 13.2x11 Level: 1
Kitchen: 12x12 Level: 1
Bedroom 1: 11.2x15 Level: 1
Bedroom 2: 10.6x12.2 Level: 1
Bedroom 3: 12x14 Level: 1
Bathroom 1: 5x10 Level: 1
Bathroom 2: 5x8 Level: 1
Fireplace: Gas Log

Construction: Frame
Style: Ranch
Stories: One Story
Zoning: Residential
County: Thomas
Price/SqFt: \$93.39
Heating: Gas/Central Heat
Cooling: Central Air
Bedroom 4: 10.6x11 Level: Basement
Bedroom 5: 15.6x18 Level: Basement
Bathroom 3: 5x10 Level: Basement
Family Room: 19x14.2
Rec Room: 28x10.4
Patio/Deck: Patio and Deck
Basement: Full Finished
Garage: 20x25 Two Car Attached
 40x30 Three Car Detached

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

#78041

Call Pat today to set up a showing!

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REALTY AUCTION

(785) 462-8255

www.homelandre.com



Patricia L. Sloan
Associate Broker

(785) 443-3261

Email: psloan@homelandre.com

Address: 2870 N. Range Ave. - Colby, KS

Legal Description: Thomas County, KS - S25 T07 R034,
ACRES 1.27, BEG 689 48'N, 56.72' W SE COR NE4, TH W
170', S 170', W19.5', N 200', NE 261.82', S212.38' TO POB.

Included with the home: window treatments, except master bedroom, ceiling fans, disposal, dishwasher, stove, microwave, water softener, hot tub, garage door openers, fire pit, yard build-ings. All personal property "AS IS".



- Attractive and spacious family home with privacy and breathing space
- Seller's pride of ownership shows throughout the property
- Extensive outdoor improvements in the past 8 years
- Tasteful interior décor with open floor plan, spacious rooms, good storage, new paint, floor coverings and fixtures
- The lower level is perfect for entertaining or kids area with a beverage bar with sink
- Tremendous outdoor living space in the private backyard, large Pergola, deck, hot tub, and firepit
- Sellers improvements: **2018** New 40 gallon hot water heater (this week); **2017** New roofs on all buildings, siding on 3 car garage, garage door opener/key pad on attached garage; **2016** new hot tub; **2015** all windows/doors wrapped and new air conditioner; **2014** backyard fence and fire pit; **2013** additional front concrete; **2012** new well pump and windbreak with 2 hydrant's; **2011** new septic system and front landscaping; **2010** motion lights on garages.

Average Utilities: Gas \$54.56 Electric \$176.94
2018 Taxes \$3,774.28

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