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HomeLand
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"Western Hospitality"

**Price
Reduced!
\$276,000**

Enjoy
Country Living
with this
beautifully
secluded ranch
style brick home.

Located two miles
North of Colby.

Call Bob Today for
your own personal
tour!



Robert Hanzlick
Sales
Associate

785-462-5014
rhanzlick@homelandre.com



5000 N. Range Ave., Colby, KS.



Property Information:

Property Type/Zoning: Residential
Property Sub Type: Single Family Res.
Construction: Brick
Stories: Single Story
Built: 1975
Approx. Sq. Ft.: 3,446
Price/SqFt: \$85.61
Lot Size: Approx. 1 1/4 Acres
County: Thomas
Heating: Gas
Cooling: Central Air/Refrig

Average Utilities

Gas: \$105.00 Electricity: \$125.00

2022 Taxes - \$3,250.40

**See Pictures & More Info.
on Back!**



Legal Description: All of Lot One (1), Block Two (2), Barnett Subdivision. See office for full legal description.

Ready For Your Personal Touch!

- 5 or 6 bedrooms and 2 3/4 baths
- Low maintenance brick exterior
- Oak flooring in kitchen and dining area
- Kitchen is spacious with plenty of cabinets and storage
- Main floor laundry with 3/4 bathroom
- Wood burning fireplace upstairs and downstairs
- Full basement (storage and utility room unfinished)
- Kitchenette in basement
- Egress window in basement
- Large storage room in basement
- Established trees on property
- Two-car attached garage (21 x 20)
- 30 x 25 steel sided building next to house

Included with the home: Stove Top, Built-In Double Oven, Refrigerator, Microwave, Dishwasher, Washer and Dryer, Stove and Microwave (lower level), Ceiling Fans, Window Coverings, Bar and 4 Bar Stools. (All personal property "AS IS".)

Main Level (1,723 Sq.Ft.)

Living Area	20x14
Dining Room	12x10
Kitchen	13x12
Master Bedroom	12x10
Bedroom 2	12x10
Bedroom 3 or Office	9x9
Bedroom 4	12x9
Bathroom 1	9x9
Laundry Room w/ 3/4 Bathroom	11x6

Basement Level (1,723 Sq.Ft.)

Living Area	25x13
Kitchenette	13x9
Office	14x9
Bedroom 5	12x11
Bedroom 6	12x12
Bathroom 2	9x6
Utility Room	13x6
Storage Room	13x13

