

1055 S. Range Ave. PO Box 508
Colby, KS 67701
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HomeLand

REALTY AUCTION

"Western Hospitality"

\$137,000

Come put your talents to work in this 4 to 5 bedroom, 3 bath home.

Ideal for a large family or an investment property with the possibility of one or two rental units.

Call Marilyn Today To Schedule a Tour!



Marilyn Meyer
Sales Associate

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570 W. 8th Street, Colby, KS.



Property Type/Zoning: Residential
Property Sub Type: Single Family Res
Construction: Frame w/Masonite Siding
Stories: 1 1/2 Stories
Approx. Sq. Ft.: 2,116
Price Per Sq. Ft.: \$64.75
Lot Size: 50 x 117
Approx. Lot Sq. Ft.: 5,850
County: Thomas
Heating: Central Heat
Cooling: Central Air/Refrig

Average Utilities

Gas \$105.00 City \$152.90

2022 Taxes - \$1,949.16

Main Level (1,666 Sq. Ft.)

Living Room	15 x 25
Kitchen	15 x 9.11
Dining Room	10.4 x 6.3
Bedroom 1	13 x 12
Bathroom 1	12.4 x 10.8
Bedroom 2 or Office	9.8 x 7.8
Mudroom	9.6 x 9
Utility Room	9.1 x 8.2

Upper Level (450 Sq. Ft.)

Kitchenette	10.2 x 13.4
Bedroom 3	12 x 11.4
Bedroom 4	14.1 x 12
Bedroom 5	15 x 13
Bathroom 2	10.8 x 6.8

Basement (1,092 Sq. Ft.)

Information on back

Legal Description: Lots Three (3) and Four (4), Block One Hundred Fifteen (115), North Addition to the City of Colby, Thomas County, KS.

**BUILT
1930**

**Bungalow
Style Home**

**4-5 Bedroom
3 Bathroom**

**2 Car Detached
Garage**

READY FOR YOUR PERSONAL TOUCH!

- Off-Street Parking
- Spacious Rooms On All Levels
- Enclosed Front Porch
- Main Floor Laundry w/ Built-In Cabinets
- Bathrooms On All Three Levels
- Mudroom leads to the backyard
- Patio/Deck
- Basement (1,092 sq.ft.) is partitioned off and ready to be finished. Includes a three quarter bath (10 x 9) and a full sized bath the sellers never used.

Property Included: Stove, Refrigerator. (All personal property "AS IS").

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

