

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

REALTY AUCTION

"Western Hospitality"

New Price
\$114,000

This traditional home has a lot to offer at an affordable price.

With 4 bedrooms, 1 1/2 baths, you can make this home your dream home.

Located on a corner lot and close to the public schools.

Let's take a look!

Call Marilyn for a tour today!



Property Information:

Property Type/Zoning: Residential
Property Sub Type: Single Family Res.
Construction: Frame w/Siding
Stories: 1 1/2
Built: 1930
Price Sq. Ft.: \$68.55
Approx. Square Feet: 1,747
Approx. Lot Size: 6,250 Sq. Ft.
County: Thomas
Heating: Hot Water Heat
Cooling: Window Air

Average Utilities

Gas: \$80.00 Electricity: 201.46

2023 Taxes - \$2,507.14

Main Level (1162 Sq. Ft.)

Living Area	15 x 10.3
Kitchen	9.4 x 16
Dining Area	14.8 x 12.1
Bedroom 1	8.3 x 11
Bedroom 2	9.9 x 11
Bedroom 3	11.3 x 9
Bathroom 1 (Full)	7.9 x 5.6
Sunroom	6.2 x 12.8

Upper Level (585 Sq. Ft.)

Bedroom 4	17.5 x 10.8
Bonus Space	19.4 x 23.7

Basement Level (1162 Sq. Ft.)

Rec Room	23 x 12.3
Office	10.6 x 7.7
Utility Room	12.8 x 12.8
Bathroom 2 (Half)	3.7 x 4.6
Storage Room	21.6 x 11.4



Marilyn Meyer
Sales Associate

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*Traditional
Home
4 Bedroom
1 Full Bath
1/2 Bath
One Car
Detached
Garage*

Legal Description: All of Lots Eleven (11) and Twelve (12), Block Sixteen (16), in Gilmore and Larson's Addition to the town of Colby, Kansas.

Ready for Your Personal Touch!

- Located on a corner lot
- Welcoming covered front porch
- Hardwood floors
- Vinyl siding
- Additional outside entrance to the basement
- New breaker box
- Close to Colby Public Schools
- New hot water heater
- Roof replaced January 2019.

Included with the home: Refrigerator, Window Coverings, Water Heater, and Ceiling Fans. All personal property "AS IS".

Information has been obtained from sources deemed reliable; Broker does not guarantee information.

