

2 Lower Level Apartments - Great Opportunity!



**South Apartment
w/Escape Window**

**Potential income
approximately
\$750 per month!**



**North Apartment
w/Escape Window**

**Potential income
approximately
\$750 per month!**



Call Marilyn or Pat to view this property!
(Marilyn) 785-462-4135 (Pat) 785-443-3261

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HomeLand
REALTY AUCTION
"Western Hospitality"

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HomeLand
REALTY AUCTION
"Western Hospitality"

Very welcoming home located on a corner lot in an established neighborhood.

This 3 bedroom, 2 1/2 bath home is waiting for your family!

Call Marilyn or Pat for a private showing!



Marilyn Meyer
Sales Associate
785-462-4135



Pat Sloan
Associate Broker
785-443-3261

880 N. Thompson Ave., Colby, KS



Price Reduced - \$375,000

**Family Living
on Main Floor
also including
Two Lower Level
Apartments!**

**Let the rental
income help pay
your mortgage!**



Welcome Home!

Property Information:

Built: 1963
 Property Zoning: Residential
 Property Sub Type: Single Family Res.
 Construction: Brick
 Stories: One
 Price/Sq Ft: \$92.91
 Approx. Sq Ft: 4,300
 Approx.. Lot Sq Ft: 7,500
 County: Thomas
 Heating: Central Heat
 Cooling: Central Air

Average Utilities

Gas \$95.00 City \$157.22

2023 Taxes - \$4,174.64

Legal Description: All of Lot One (1), Block Five (5), Swartwood First Addition to the City of Colby, Kansas.

Ranch Style Home

3 Bedrooms
 2 1/2 Baths

Attached 2-Car Garage

Two Lower Level Apartments each with

Kitchen
 Living/Dining
 2 Bedrooms
 1 Bath

Main Level (2,304 Sq.Ft.)

Living Room	28 x 14
Kitchen	16.8 x 11.2
Dining Room	13.2 x 10.10
Office / Family Room	16.2 x 13.10
Main Bedroom	14 x 12
Ensuite Bathroom	10 x 7
Bedroom 2	13 x 16
Bedroom 3	12 x 13
Bathroom 2 / Laundry	12 x 8
Bathroom 3 (1/2 bath)	5.4 x 3.8

Lower Level Apartments (1,996 Sq.Ft.)

w/ Shared Laundry

South Apartment

Living-Dining Room-Kitchen	16.2 x 17.8
Bedroom 1	13 x 12.4
Bedroom 2	14.2 x 11.8
Bathroom	12.4 x 6.7

North Apartment

Living - Dining Room	16.10 x 9.2
Kitchen	11.1 x 8.6
Bedroom 1	11.9 x 11.4
Bedroom 2	13 x 13
Bathroom	7.3 x 7

Personal Property Included: Main Floor - All window treatments, ceiling fans, disposal, dishwasher, microwave, stove, refrigerator, electric fireplace, washer, dryer, water softener and garage door opener. All personal property ("AS IS").

Lower Level Apartments - 2 stoves, 2 refrigerators, and washer and dryer. All personal property ("AS IS").

- Located on a corner lot
- Spacious main level
- Open floor plan kitchen / dining room
- Spacious bedrooms with large closets
- Abundance of storage throughout
- Great front foyer and wide hallways
- Covered front porch
- Covered patio
- Underground sprinkler system
- Minimal mowing
- Brick privacy fence
- Guttering (entire house)

- The room adjacent to the garage was formerly an apartment. Room has been updated with 1/2 bath and options.

Family / Game Room

Exercise Room

At-Home office with outside entry

Lower Level Apartments

- Outside Access
- Escape windows in both apartments
- New buyers can utilize for rental income or their family needs.
- The apartments have good rental history.

Main Level

