

1055 S. Range Ave. PO Box 508
Colby, KS 67701
785-462-8255
www.homelandre.com

HomeLand
REALTY AUCTION
"Western Hospitality"

NEW PRICE!
\$350,000

880 N. Thompson Ave., Colby, KS

**Brick Ranch
home located on
a corner lot in
an established
neighborhood.**

**This 3 -7 bedroom
2 1/2 - 4 1/2 bath
home is waiting
for your family!**

**Potential office
space available
adjacent to the
garage with
outside entrance.**

**Call Rock to
schedule a
showing!**



**Rock L. Bedore
Managing Broker
785-443-1653**



GREAT INVESTMENT OPPORTUNITY!

***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: \$81.40
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.

Brick Ranch Style Home

**3 - 7 Bedrooms
2 1/2 - 4 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
- 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 or At-Home Office

Space 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



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 Rock to view this property today!

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