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**Marilyn Meyer**  
Sales Associate  
785-462-4135

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REALTOR® EQUAL HOUSING  
OPPORTUNITY

## ***1280 E 8th Street, Colby, KS***



### **Property Information:**

Property Type/Zoning: Residential  
Property Sub Type: Single Family Res.  
Built: 1981  
Construction: Brick  
Stories: One-Story  
Total Sq Ft: 2,732  
Price/Sq Ft: \$128.11  
Approx. Lot Size: 10,875 Sq Ft  
Heating: Central Heat  
Cooling: Central Air/Refrig

### **Average 12-Month Utilities**

Gas: \$53.00  
Electric, Water, Sewer, Trash: \$162.00

**2024 Taxes:** \$4077.88

### **Main Level (1536 Sq. Ft.)**

Living Area	13.7 x 25
Dining Room	10.10 x 11.15
Kitchen	12.6 x 14.6
Bedroom (Primary)	11 x 15
Bathroom (Primary Ensuite)	7.5 x 4.7
Bedroom 2	10.4 x 11.2
Bedroom 3	10 x 10.2
Bathroom 2	4.7 x 12
Laundry Room	5.4 x 6.4

### **Basement Level (1196 Sq. Ft.)**

Family Room	12 x 29
Bedroom 4	9.8 x 11.10
Bedroom 5 w/Egress Window	9.2 x 15.20
Bathroom 3	9.4 x 12.2
Storage Room	9.20 x 11

## Brick Ranch Home

5-Bedrooms

3-Bathrooms

Full Finished Basement

2-Car Attached  
Garage



**Legal Description:** All of Lot Six (6), Block Five (5), Eastern Heights Addition to the City of Colby, Thomas County, Kansas.

## Ready To Move In!

- Covered front porch
- Main floor windows replaced - 2022
- Open floor plan (kitchen/dining room)
- Primary ensuite with walk in shower
- Main floor laundry w/storage
- Office area
- Remodeled basement bathroom
- Basement - egress window
- Storage room in basement and good storage throughout the home
- New hot water heater - 2023
- Well maintained yard
- Concrete patio
- Underground sprinklers - front and back yard
- Fenced in back yard
- New 50-year Malarkey shingles and gutters - 2020

**Personal Property Included:** Stove, Refrigerator, microwave, dishwasher, window coverings, mini blinds, ceiling fans, storage shed and yard storage. All personal property ("AS IS").



*Living Room*



*Dining Room/Kitchen*



*Laundry Room*



*Office Area*



*Family Room*



*Basement Bedroom w/Egress*

