

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

HomeLand
REALTY AUCTION
"Western Hospitality"

NEW PRICE!

\$160,000

Don't miss the opportunity to own this ranch style home and make it yours!

This 4-bedroom, 3-bath home offers plenty of living space for family!

The unfinished basement is a blank canvas and offers many options!



Rock L. Bedore
785-443-1653

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1340 E 8th St - Colby, KS



Property Type/Zoning: Residential

Property Sub Type: Single Family

Construction: Frame w/Siding

Stories: One

Price/Sq Ft: \$66.45

Approx. Square Feet: 2,408

Lot Size: 85 x 125

Approx. Lot Square Feet: 10,625

County: Thomas

Heating: Central Heat

Cooling: Central Air/Refrigeration

Average Utilities

Gas: \$72.00

Electricity, Water, Sewer, Trash: \$185.00

2024 Taxes - \$2,940.92

Main Level (1,204 Sq. Ft.)

Living Room 21 x 11

Dining Room 12 x 11

Kitchen 11 x 11

Master Bedroom 12 x 11

Master Bathroom 7 x 5

Bedroom 13 x 9

Bedroom 11 x 10

Bathroom 8 x 7

Basement Level (1,204 Sq. Ft.)

(Many Options)

Family Room 23 x 13

Rec Room 22 x 9

Bedroom 13 x 13

Bathroom (Plumbing in Place) 11 x 4

Utility Room 19 x 13

Year Built: 1974

**Ranch Style
Home**

**Full Unfinished
Basement**

**Oversized 2-Car
Attached Garage
(22 x 28)**

**Electric Garage
Door Opener
w/Insulated Door**

Legal Description: All of Lot Two (2), Block Four (4), in Eastern Heights Addition to the City of Colby, Thomas County Kansas.

Waiting for Your Personal Touch!

- Located in an established family neighborhood
- Covered Front Porch
- Large Living Room
- 3 Bedrooms on Main Level
- Good Storage Throughout
- Updated Hot Water Heater
- Updated Heating and Air Conditioning
- Enclosed/Screened-In Back Patio
- Large Backyard w/Alley Access
- Rain Guttering (Entire House)
- Within Walking Distance of Baseball Diamonds & Soccer Fields

House is Being Sold “As Is”

Personal Property Included: Window Coverings, Ceiling Fans, Stove & Hood, Refrigerator, Dishwasher, Washer & Dryer. (All personal property “AS IS”).

