



1875 W. 5th - PRICE: \$ 112,900
5 bedrooms – 2 baths



LEGAL DESCRIPTION: Lot 8 of Block 10 in the Metzler Addition to the City of Colby, Thomas County, Kansas.

CONST: Wood/Frame **LOT SIZE:** 82' x 110'

MAIN FLOOR- 1,248 Sq. Ft.

GREAT ROOM: 23½' x 23½' **BR:** 10' x 10½'
(KITCHEN, DINING ROOM, **BR:** 13' x 10'
LIVING ROOM) **M/BR:** 11' x 14'
BATH: FULL **M/BATH:** 3/4

BASEMENT – 1,248 Sq. Ft.

SIZE: FULL **BR:** 11' x 21'
FR: 12' x 12' **BR:** 15' x 8½'
EXERCISE ROOM: 9' x 10'
UTIL & STORAGE: 13' x 21½'

2010 TAXES: \$1,512.96

AVG CITY BILL: \$175.80

AVG GAS BILL: \$68.00

A/C: New in 2005 **HEAT:** New furnace motor in 2010

INCLUDED IN SALE: Refrigerator, Range, Dishwasher, Disposal, Window Treatments and Storage Shed



MAIN FLOOR

- ❖ The Kitchen-Dining-Living Room area was opened into one large room with NEW kitchen cabinets, appliances, flooring and lighting
- ❖ Cabinets have pull out drawers, spice rack, pull out trash, pantry unit, and bar with seating area
- ❖ The master bath has just been completed with all new fixtures, and flooring
- ❖ Workroom/garage can be converted back to a one-car garage by installing garage door

BASEMENT AREA

- ❖ New Carpet in family room & bedrooms
- ❖ The walls have been redone with new wallboard, paint & lights
- ❖ Plumbing changed for easy access for future bathroom
- ❖ There is extra carpet and pad (for approx one room)
- ❖ Refrigerator in basement is negotiable

OUTSIDE

- ❖ New Privacy Fence with walk-in and drive-in gates
- ❖ Natural gas outlet for a barbeque grill on patio
- ❖ Sprinkler system needs to be checked out before use
- ❖ The yard border has numerous flowers and vegetable plot
- ❖ Ground prepared to extend the patio area



*The listing broker does not guarantee the information describing this property. Interested parties are encouraged to verify all information through personal inspection or with appropriate professionals.



1875 W. 5TH

PRICE: \$112,900



FARM & RANCH REALTY, INC.

NAOMI WARD, Listing Agent (785-672-8618)

1420 W. 4th – P.O. Box 947

Colby, KS 67701

(785) 462-3904

Donald L. Hazlett, Broker

www.farmandranchrealty.com



“When you list with Farm & Ranch, it’s as good as SOLD!!

