



345 N. Garfield – NEW PRICE: \$ 84,950 3 bedrooms – 2 baths

LEGAL DESCRIPTION: West 89.5' of Lots 11 and 12, and the West 82.5' of N7' of Lot 13, all in Block 76 in the West Addition to the City of Colby, Thomas County, Kansas.

CONST: Wood/Frame

LOT SIZE: 57' x 88' **YEAR BUILT:** 1940

MAIN FLOOR – 1,282 Sq. Ft.

LIVING ROOM: 22' x 17'	BR: 14' x 12'
KITCHEN: 11' x 10'	BR: 12½' x 9½'
BREAKFAST NOOK: 14½' x 8'	BATH: FULL
DINING ROOM: 10' x 10'	
LAUNDRY ROOM	

BASEMENT (Partial)

BEDROOM
¾ BATH
LARGE UNFINISHED AREA
STORAGE ROOM

2011 TAXES: \$1,193.28

AVG CITY BILL: \$100.89

AVG GAS BILL: \$85.00

INCLUDED IN SALE: Refrigerator, Range, Dishwasher, Microwave, Ceiling fans, 2 Chandeliers, and Window treatments. Washer and Dryer unit negotiable



MAIN FLOOR

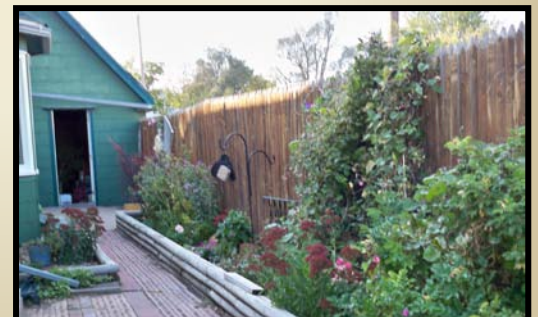
- ❖ Breakfast nook
- ❖ Dining room with bay window
- ❖ The one-car garage could be converted to a two-car garage by installing 2nd door
- ❖ Wood-burning fireplace

BASEMENT

- ❖ Partial basement
- ❖ Bedroom, bath, storage room and large unfinished area
- ❖ Furnace with humidifier installed in 2006 with 90% efficiency and is set up for central air

OUTSIDE

- ❖ New roof in 2010
- ❖ Newer style double-pane windows
- ❖ Entire yard is fenced
- ❖ Nice landscaping



*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.



345 N. GARFIELD **PRICE REDUCED: \$84,950**



FARM & RANCH REALTY, INC.

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

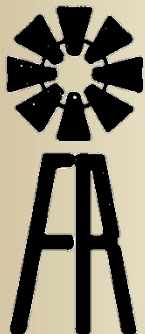
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