

# FOR SALE

## 550 N. MISSION RIDGE



**PRICE: \$54,500**

### MAIN FLOOR – 1,056 sq. ft.

LR: 23½' x 11½'  
KIT: 12' x 11'  
BATH: 1½'

MBR: 19' x 11'  
BR: 14' x 10'  
UTIL: X

### BASEMENT – 816 sq. ft

FR: 22½' x 12½'                      BR: 9½' x 11'  
WET BAR AREA: 8' x 11'  
STORAGE AREA & FURNACE ROOM

**GARAGE:** 1-CAR DETACHED    **YEAR BUILT:** 1948    **GEN. CONST.:** FRAME    **LOT SIZE:** 32' x 125'  
**2010 GEN. TAX:** \$752.66                      **AVG. CITY BILL:** \$126.13                      **AVG. GAS BILL:** \$66.89

**LEGAL DESCRIPTION:** LOTS 9, N2 OF B, BLOCK 7 IN THE COLBY ORIGINAL ADDITION TO THE CITY OF COLBY, THOMAS COUNTY, KANSAS.

**INCLUDED IN SALE:** RANGE, REFRIGERATOR, DISHWASHER, CEILING FANS, AND WINDOW TREATMENTS, EXCEPT BOY'S BEDROOM.



## FARM & RANCH REALTY, INC.

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

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**Donald L. Hazlett, Broker**

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[www.farmandranchrealty.com](http://www.farmandranchrealty.com)



\*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.



### THREE BEDROOM BUNGALOW

- One-car detached garage (10'x20')
- New double-hung thermal pane windows (open to inside for cleaning ease)
- Fenced yard (some fence shared)
- Central Heat and Air Conditioning
- Extra attic insulation
- New roof in 2010 with 30 yr guarantee



### MAIN LEVEL

- Inviting front porch
- Two bedrooms
  - Master Bedroom
    - Patio doors to West patio with new brick pavers
    - Two closets
    - ½ bath
- Eat-in Kitchen with new dishwasher - 2011
- Full Bath
- Utility room with outside exit



### BASEMENT

- Family Room with wet bar area
- Bedroom with rock & mirror walls
- Storage and furnace room

