

FOR SALE



ADDRESS: 765 W. SUMMIT COLBY, KS **PRICE:** \$66,900

STYLE: COTTAGE – 3 BEDROOM
POSSESSION: DATE OF CLOSING

OCCUPANT: OWNER
TOTAL LIVING SQ FT: 1727

MAIN FLOOR:

LR: 17' 6" X 19' 7"
UTIL: 8' 6" X 13'

KIT: 11' 10" X 13' 4"
BR: 10' 2" X 13' 3"

DR: IN KITCHEN
BATH: FULL

FR OR M/BR: 13' 6" X 26' 6"

BASEMENT:

FR: 9' 5" X 22' 10"

BATH: 3/4

BR: 7'9" X 11'

BUILT: 1948

CONST: ALUM / VINYL / ST SIDING

GARAGE: 1-CAR ATTACHED

FENCE & PATIO IN BACKYARD

LOT SIZE: 54' X 100'

A/C: CENTRAL

HEAT: FORCED AIR GAS

WOOD BURNING FIREPLACE

2010 TAXES: \$1056.02

AVG CITY BILL: \$177.55

AVG GAS BILL: \$58.15

LEGAL DESCRIPTION: E54' 11-14, BLOCK 10 OF THE SOUTH PARK ADDITION TO THE CITY OF COLBY, THOMAS COUNTY, KANSAS

INCLUDED IN SALE: REFRIGERATOR, RANGE, DISHWASHER, BLINDS, CEILING FANS, BASEMENT ELECTRIC HEATER, GARAGE OPENER AND REMOTE, WASHER AND DRYER

ADDITIONAL COMMENTS: SEE REVERSE SIDE



FARM & RANCH REALTY, INC.



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

1420 W. 4th, P.O. BOX 947, Colby, KS 67701
(800) 247-7863 OR (785) 462-3904

DONALD L. HAZLETT, BROKER

*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.

765 WEST SUMMIT

- 3 BEDROOM
- 1 & 3/4 BATHS
- 1 CAR ATTACHED GARAGE
- NEWER KITCHEN CABINETS
- LARGE ROOM WITH WOOD BURNING FIREPLACE , BAY WINDOW AND PATIO ACCESS CAN BE USED FOR A FAMILY ROOM OR LARGE BEDROOM
- NEW FRONT DOOR AND STORM DOOR
- OUTSIDE MOTION SENSOR LIGHTS IN FRONT & BACK
- SELLER WILL CONSIDER CLEANING CARPET



www.farmandranchrealty.com