

LISTED AT
\$179,000



1755 W. 5TH
COLBY, KS

PROPERTY FEATURES

- BEDROOMS: 3
- BATHROOMS: 1
- MAIN FLOOR SQ FT: 1,101
- APPROXIMATE TOTAL FINISHED SQ FT: 1,101
- GARAGE: 1 CAR (A)
- LOT SQ FT: 8,250
- WELCOMING FRONT PORCH
- FENCED REAR YARD



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Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All Prospective buyers urged to fully inspect property and rely on their own conclusions.

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LR: 12' x 17'

BR: 11' x 11' 8"

KIT: 11' 1/2" x 14' 10"

BR: 11' 8" x 12'

DR: 10 1/2' X 12'

BR: 10' 10" x 11' 7"

BATH: Full

CONSTRUCTION: FRAME/ BRICK
AGE: 1961
LOT SIZE: 8,250
GARAGE: 1-CAR ATTACHED

HEAT: FORCED AIR GAS
A/C: CENTRAL

2023 TAXES: \$1,816.88 /YR
AVG* CITY BILL: \$184/MO
AVG* GAS BILL: \$67.47/MO
**AVG BASED ON CURRENT OWNERS' USAGE*

ABOUT THE PROPERTY

- *Brick Ranch Style Home
- *One-level
- *Established neighborhood
- *Lots of trees
- *Fenced rear yard
- *Deck
- *Newer updated windows
- *Newer Roof (2021-2022)
- *Newer Furnace and Air (2021-2022)
- *Some newer flooring
- *Updated Kitchen (paint, counter tops, back splash, flooring and appliances)
- *Faces the South (Less snow and ice)

- *Welcoming Front Porch (There are outdoor cameras. There was a monitor which a tenant took, however seller is hoping to get it back and not sure about overall process of how it works)
- *There are yard sprinklers, however the city cut a line, and that line hasn't been repaired, so it is not working. The Seller was told, it would be about \$1,500 to get that repaired. This is for full disclosure.
- *The Seller is doing some spot touch up painting in living room and dining room Range top, built in over, dishwasher, and refrigerator are included. AS IS

