

LISTED AT  
**\$249,000**



**550 AUSTIN AVE.**  
**COLBY, KS**

### PROPERTY FEATURES

- BEDROOMS: 5
- BATHROOMS: 3
- MAIN FLOOR SQ FT: 1,429
- BASEMENT SQ FT: 1,429
- APPROXIMATE TOTAL FINISHED SQ FT: 2,729
- GARAGE: 1 CAR
- YARD SPRINKLERS
- FAMILY ROOM WITH FIRE PLACE
- SPACIOUS PATIO WITH FIRE PIT
- BRICK HOME



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**MAIN FLOOR SQ FT: 1,429**

**TOTAL: 2,729 SQ FT**

**BASEMENT SQ FT: 1,429**

**LR: 15' x 19' 10" BR: 10' x 13' 6"**

**Full**

**KIT: 12' x 14' BR: 12' x 13' 6"**

**Bath: 3/4**

**DR: 14' x 15' 10" MBR: 12' x 13' 9"**

**Kitchette/Bar: 15' 7" x 15' 6"**

**BATH: Full MBATH: 3/4**

**BR: 9' 6" x 12'**

**BR: 12' x 15' 9"**

**CONSTRUCTION: BRICK RANCH**

**HEAT: FORCED AIR GAS**

**2023 TAXES: \$3,471.54 /YR**

**AGE: 1965**

**A/C: CENTRAL**

**AVG\* CITY BILL: \$123.51/MO**

**LOT SIZE: 7,696 SQ FT**

**FENCE: YES**

**AVG\* GAS BILL: \$55/MO**

**GARAGE: 1 CAR ATTACHED**

**PATIO: YES**

*\*AVG BASED ON CURRENT OWNERS' USAGE*

## ABOUT THE PROPERTY

- \*Brick Home
- \*Established Area
- \*Low Traffic Area
- \*Fenced Rear Yard
- \*Spacious patio area with fire pit
- \*Yard building
- \*Full finished basement
- \*Family room with fireplace (fireplace has not been used and an electric insert has been installed)
- \*Main floor laundry
- \*Attractive kitchen dining area with bar area
- \*Home faces the East for morning sunlight

- \*Spacious bedrooms
- \*Primary Bedroom features ¾ bath
- \*Kitchen appliances included
- \*Washer & dryer included
- \*Water Softener included
- \*Small round table with two stools in basement kitchennette area included
- \*Yard sprinklers
- \*Original intercom system in home does not work
- \*Whole house fan previous seller told current seller it didn't work
- \*Move-in ready & well maintained home
- \*All personal property is "AS IS"



**LEGAL DESCRIPTION: N 64.89' OF 10 BLOCK 5 METZLER ADDITION CITY OF COLBY, THOMAS COUNTY, KANSAS**