

LISTED AT  
**\$125,500**



**790 N. CHICKAMAUGA  
COLBY, KS 67701**

### PROPERTY FEATURES

- BEDROOMS: 3-4
- BATHROOMS: 2-3
- FLOOR SQ FT: 1,700
- SQ FT LOT 7,813
- FULL BASEMENT
- CORNER LOT
- CLOSE TO DOWNTOWN & CITY PARK
- 40' X 24' STEEL BUILDING W/ LIVING QUARTERS



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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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**MAIN FLOOR SQ FT: 998**

LR: 14' x 25'      BR: 10' 6" x 11' 6"  
DR: In LR      BR: 10' x 11' "  
KIT: 9' 6" x 12' 3"      UTIL: 9' 6" x 13'  
BATH: 3/4

**BASEMENT SQ FT: 998**

SIZE: FULL  
BATH: 3/4  
OTHER: 11' 6" X 26'  
BR: 10' x 11'  
BR: 10' x 11'

**GARAGE LIVING SPACE**

KIT & BATH MAIN FLOOR  
KIT: 9' 6" X 15'  
BATH: 3/4 8' X 12'  
UPPER LEVEL SLEEPING  
9' 5" x 22'

STYLE: BUNGALOW  
AGE:1930  
LOT SIZE: 7,813 SQ FT  
GARAGE: 24' X 40'

HEAT: FORCED AIR GAS

2023 TAXES: \$1,623/YR  
AVG\* CITY BILL: \$ 404.90/MO  
AVG\* GAS BILL: \$90.00/MO  
*\*AVG BASED ON CURRENT OWNERS' USAGE*

**ABOUT THE PROPERTY**

- \*Affordable home, close to downtown and city park
- \*4 bedroom
- \*1 ½ baths
- \*Basement
- \*Corner lot
- \*Newer (2019) 40x24' steel building (There is a living quarter in the building)
- \*Personal property "as is" range refrigerator, dishwasher microwave in home, in garage/building living quarters kitchen appliances are included)
- \*The seller is currently renting out rooms in the home. AS MUCH NOTICE AS POSSIBLE FOR SHOWINGS IS APPRECIATED.

