

LISTED AT
\$340,000



**875 W. 7TH STREET
COLBY, KS**

PROPERTY FEATURES

- BEDROOMS: 4
- BATHROOMS: 3
- MAIN FLOOR SQ FT: 1,620
- BASEMENT SQ FT: 1,620
- APPROXIMATE TOTAL FINISHED SQ FT: 2,604
- GARAGE: 2 CAR (A)
- LOT TO THE EAST W/ 2 CAR (D) GARAGE INCLUDED
- YARD SPRINKLERS
- LARGE YARD WITH LARGE DECK
- KITCHENETTE IN BASEMENT



BigIron
REALTY

www.bigironrealty.com

Let's Get Social |     

MOLLY J. OLIVER

"AN AGENT OUT SELLING"

OFFICE 785-460-7653

MOBILE 785-462-5203

CALL OR TEXT

MOLLYO@BIGIRONREALTY.COM



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.

Copyright 2024 BigIron Realty, All Rights Reserved

Page 1 of 2

MAIN FLOOR SQ FT: 1,620

TOTAL: 2,604 SQ FT

BASEMENT SQ FT: 1,620

LR: 15' x 22"

BR: 10' x 11"

FR: 24' x 24'

KIT: 22' x 12'

MBR: 12' x 18'

BR: 12' x 22"

DR: In Kitchen

MBATH: Full (whirlpool tub)

BR: 12' x 12'

BATH: Full

Util: Off MBATH

BATH: Full

FR: 12' x 20'

Storage: X

CONSTRUCTION: FRAME/ BRICK

HEAT: FORCED AIR GAS

2023 TAXES: \$4,228.70 /YR

AGE: 1972

A/C: CENTRAL

AVG* CITY BILL: \$242.18/MO

LOT SIZE: 75 ' X 125'

FENCE: YES

AVG* GAS BILL: \$70/MO

GARAGE: 2-CAR ATTACHED

DECK: YES

**AVG BASED ON CURRENT OWNERS' USAGE*

FIREPLACE: ELECTRIC

ABOUT THE PROPERTY

- *One Owner Home
- *Large, Spacious rooms
- *Yard Sprinkler system
- *Whole House Fan
- *Large, private rear yard with fence
- *Large Deck
- *Heating and air units new about 10 years ago
- *Roof replaced about 10 years ago
- *Fireplace has electric insert, but was a wood burning original and could be converted back
- *Share fence on west rear yard
- *Rear yard offers many sitting areas
- *Large recreation area in basement and there is a kitchenette area as well (Basement currently rented)

- *Laundry is located in Master Suite area
- *Master Bathroom features a whirlpool tub and shower area
- *Large Kitchen with lots of cabinet storage, eating bar and dining area
- *Large family room off kitchen, great place for family to gather and easy access to rear yard
- *Kitchen appliances and washer/dryer
- *Window treatments included
- *The lot (approx. 50' x 125') to the east with 2 car garage is included.
- *2-car detached garage has free standing heater
- *The legal for lot will be attached to 875 w. 7th by closing.
- *Please talk to agent about another option with shop building behind home & a small rental house.
- *all personal property "as is"



LEGAL DESCRIPTION: BEG SW COR BLK 118 TH N125' TH E75' TH S125' TH W75' TO POB BLOCK 118 IN THE NORTH ADD TO THE CITY OF COLBY, THOM CO KS