

Plan B Layout



Starting at: \$436,000 (Effective Date: Jan. 20, 2023)

Full Specs & Features:

Total Living Area (Finished)

Total Sq. Ft: 2099

Porches: 308

Beds/Baths

Bedrooms: 3

Baths: 2½

Garage

Total Sq. Ft: 869

Stalls: 2 (can be upgraded to 3)

Levels

1 Story

Dimension

Width: 71' 0"

Height: 24' 0"

Depth: 62' 0"

Walls (Exterior)

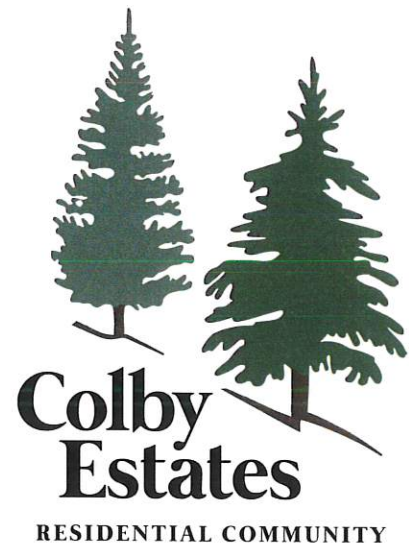
2"x6"

Ceiling Heights

9" (Main)

On warm summer nights, there's no better place to be than on your porch. While the kids play in the yard, you can enjoy iced tea and quiet conversation. During the winter season, design your sunroom, so you can have a full view of the outside world and yet be comfortably tucked indoors. This plan's front porch and (covered deck or patio) or sunroom are designed to keep your summer comfortable and have lots of outdoor activities with friends and family. During the day, retreat to your pocket door computer station, or make it your walk-in pantry. Here you can plan your week and make phone calls. Step outside to take care of the laundry. A janitor's sink, broom closet, drop zone, and bathroom in the rear foyer, keeping this space-efficient.

The large open floor plan allows you to be a part of all the family activities with an open kitchen, dining, living room, and hearth room. This will be the hub of the home, and you will delight in the natural sunlight and easy flow and efficiency of this floor plan.



Listing Agent



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Real Estate Agent

"an agent out selling"

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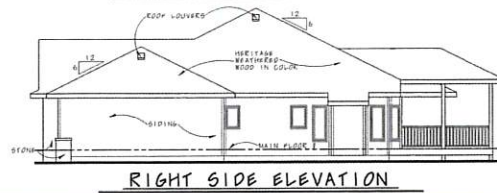
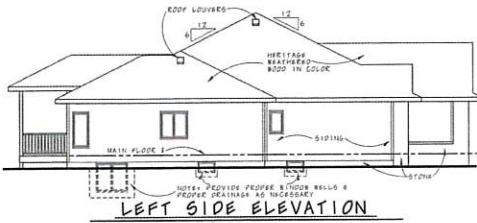
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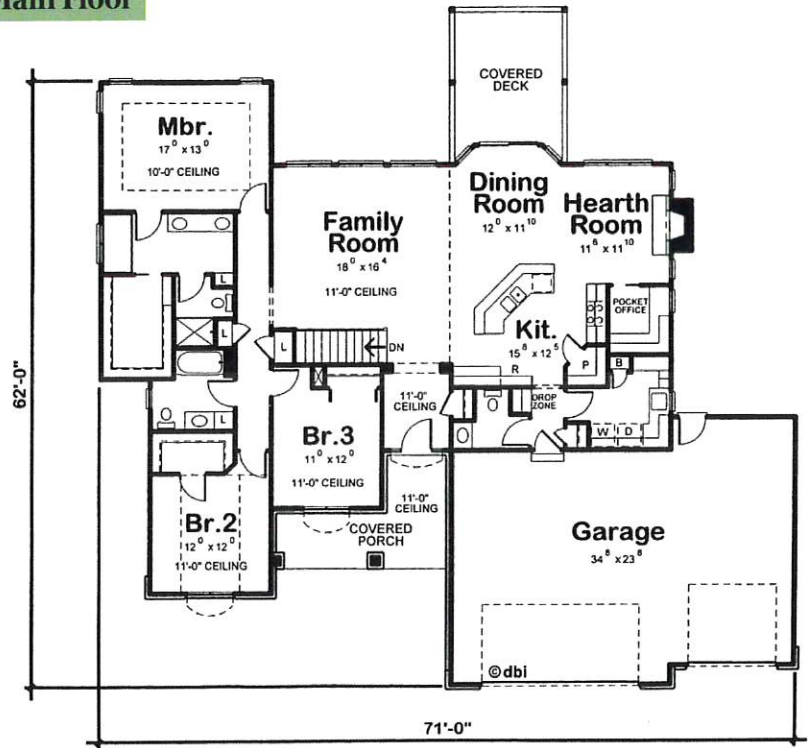
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Rear Elevation



Main Floor



Why Colby Estates?

The proposed housing development in Colby Estates will be centrally located in a large rectangle, one mile by ½ mile, roughly 320 acres of land bordered by W. College Drive and W. Willow St and S. Range Ave and S. Franklin Ave. The following entities are located within the rectangle offering a homeowner most of their living needs, all within a ½ mile:

- Celebration Community Church
- Colby Aquatic Park
- Colby Community College
- Colby Event Center
- Colby High School
- Colby Twin Theater
- Dillons Grocery & Pharmacy
- Farmers Bank and Trust
- Farmers & Merchants Bank
- H.F. Davis Library
- Lighted Walking Trail
- Walmart
- Visitor Center
- And Much More!

About the Property

Great location, just south of the Colby Walking Trail and the Colby Community College. This tract is in the main development area for growth in Colby, KS. The location south, with easy access to I-70, hospital, retirement living complex and assisted living, commercial, and the most recent new housing development, makes this prime land for development. Lots 1-4 in Block 2 are right next to the latest city park and swimming pool. These would be high-end lots for building sites. It currently is zoned residential and would give a developer a great opportunity to build new single-family homes, apartments, townhomes, etc. However, with it being so close to commercial, with obtaining a zoning variance to commercial, a developer would have the opportunity to sell individual tracts for commercial lease or sale. There are not many residential or commercial lots available in Colby, KS. The seller of this tract of land purchased, developed, and sold 17 new single-family homes in the past four years. There is still such a strong desire for newly constructed, affordable homes.