

1201 Court Place - Colby, KS

\$192,000



LEGAL DESCRIPTION: All of Lot Five (5), Block Eight (8), Pine Hill Addition to the City of Colby, Thomas County, KS

Main Level 910 sq. ft.

Formal Living 18x15
Dining/Kitchen 15x15
Bedroom 1 13x13
Bedroom 2 12x11
Bathroom Full 8x5

Basement 910 sq. ft.

Bedroom 3 12x12
Bathroom Full 8x6
Living Area 22x13
Utility Room 14x10

Includes: dishwasher, disposal, refrigerator, stove, microwave, ceiling fans, mini-blinds, window coverings, and garage opener.
All personal property "AS IS".

Extensive Includes: **BASEMENT:** sofa, love seat, coffee table, two end tables, floor lamp, and artwork on the west wall. Freezer and washer/dryer in utility room. **UPSTAIRS:** In Large bedroom; dresser and chest of drawers. **FORMAL LIVING AREA:** Couch, coffee table, two wingback chairs, two end tables, entryway table, floor lamp, and two table lamps.

STYLE: Ranch
AGE: 1976
LOT SIZE: 65x105=6,825
GARAGE: 1 car attached

HEAT: Gas/Central
A/C : Central
Zoning: Residential
Construction: Brick

2025 TAXES: \$2,653.46
AVG. ELEC. BILL: \$151.00
Water/Sewer/Refuse
AVG. GAS BILL: \$70.00



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification. Neither seller or information providers shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.



TOM HARRISON, BROKER / AUCTIONEER



HARRISON

— REALTY & AUCTION —

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harrisonra.com



Robert Hanzlick 785.462.5014
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1201 Court Place
Colby, KS



ABOUT THE PROPERTY

This is exactly the move-in-ready home you have been looking for. This beautiful three-bedroom, two-bathroom home will easily accommodate your family. Key features include a spacious living area, thermal windows, a new roof, and quality furniture. It is situated on a desirable corner lot and features an enclosed backyard with privacy fencing. Please let me know if you would like to schedule a viewing **Robert Hanzlick 785.462.5014 or 785.460.7253!**



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