



20 COTTONWOOD DR

Colby, KS

\$603,000

5 Bedrooms

4 Baths

Main Floor: 2,482 Sq Ft

Basement: 2,118 Sq Ft

2+ Car Attached Garage

Approx. 1 Acre Lot



BigIron
REALTY

Molly J. Oliver

785-462-5203

785-460-7653

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.

Molly J. Oliver www.bigironrealty.com 1-800-258-3318

20 Cottonwood Dr. Colby, KS

MAIN FLOOR: 2482 SQ FT

LR: 15' x 26'
 DR: 12'4" x 13'3"
 KIT: 11' x 15'6"
 BATH: Full
 FR: 18'2" x 26'6"
 BUTLER PANTRY/PREP: 11' x 16'

BR: 11'9" x 12'6"
 BR: 12'4" x 16'6"
 MBR: 15'2" x 24'5"
 MBATH: Full
 UTILITY: 6' x 10 1/2'
 BATH: 3/4

BASEMENT: 2118 SQ FT

FR: 34' x 34'9"
 REC RM: 14'8" x 29'
 THEATER RM: 13' x 29'6"
 BATH: Full

BR: 12'8" x 13'8"
 BR: 12'8" x 14'6"

TOTAL APPROXIMATE FINISHED SQ FT: 4,850

CONST: Frame/Brick

HEAT: Forced Air Gas

2017 TAXES: \$6,216.10

AGE: 1975

A/C: Central

AVG: GAS BILL*: \$58.29

LOT: Approximately 1 Acre

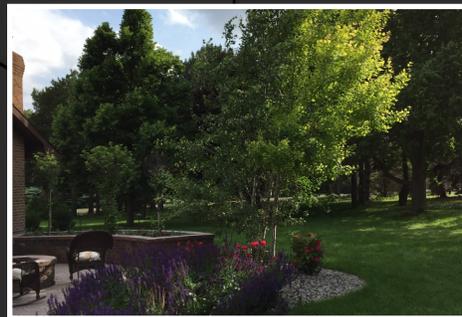
FIREPLACE: Gas Log (2 In 1 Out)

AVG ELEC BILL*:\$260.27

GARAGE: 2+ Car(A)

PATIO & OUTDOOR KIT: X

**avg based on current owners' usage*



INCLUDED IN SALE: Main Kitchen: Range, Double Oven, Refrigerator, Dishwasher, Microwave. Butler Pantry Kitchen: Range Grill, Wine & Beverage Cooler, Ice Maker. 2 Sets of Front Loading Washer & Dryer. All Window Treatments. Wall Mounted 80" Television. Fully Equipped Theater Room. Fire Pit. Dog Kennel Building and Area. Swingset and Playhouse. Built in Gas Grill on Patio Area. All Attached Shelves in Garage. Pool Table, 2 Water Softeners (main house & addition). Negotiable: Patio/Outdoor Furniture. **ALL PERSONAL PROPERTY SOLD "AS IS"**

LEGAL DESCRIPTION: Block 1 Lot 20 in the Ferguson Addition to Thomas County, Kansas

20 Cottonwood Dr. Colby, KS

- Lot size 47,288 +/- Square Feet
- Two Car + Attached Garage
- Located in Ferguson Addition (very few homes are available in this area)
- 4,500 Plus Finished Square Feet
- Updated Septic System
- Professional landscaping redone in 2012
- Establish beautiful trees
- Newer Heritage Shingle roof
- Newer engineered floor coving on main floor
- Newer underground sprinklers
- Natural gas fire pit in back yard
- Outdoor stone bar and kitchen with sink (hot and cold water)
- Outdoor built in Solaire infrared grill (connected to natural gas)
- Outdoor stone wood burning fireplace
- Pergola
- Outdoor kitchen area with granite counter top
- Butler Pantry Area with prep kitchen (cabinets, granite counter tops, GE Cafe gas range with double over, GE Cafe vent hood, GE dishwasher, Whirlpool icemaker, Vinotemp wine and beverage cooler)
- Back yard Dreams Maverick plays et for kids
- Custom built playhouse
- Heated garage
- New utility room with cabinets, clean up sink, tank-less water heater, water softener, 2 front loading washers and 2 front loading dryers, hanging clothes bar built-in and two drying racks.
- Custom barn wood sliding doors
- THERE IS A COMPLETE UPDATED LIST OF IMPROVEMENTS UPON REQUEST
- 24 HOURS NOTICE FOR SHOWINGS
- Seller requests that all viewers be prequalified before viewing

20 Cottonwood Dr. Colby, KS

This stunning home combines luxury and function. This is a rare find in the Colby market and a home you will fall in love with. The home is located just north of Colby on Cottonwood Drive in Ferguson Addition.

The minute you drive into this area, you will know why it is a sought-after area. This community of home owners can embrace the wonderful established landscaping around them and the privacy this area offers. The tree lined streets an acreage/+ lots are well groomed, and each home makes a statement, that combined brings comfort and luxury to living in this well-respected area.

This home features well over 5,000 square feet of outstanding living space. This home offers sophistication and innovation making a home of upscale quality and space. The sprawling rooms create a great room style living on the main floor. There are formal and informal areas which make this home so appealing.

If you enjoy entertaining or large family gatherings, then this home may be the one. The outdoor living area was recently updated with high-end craftsmanship and features. The outdoor stone bar and kitchen with sink (hot and cold-water taps). Has the welcome mat out and where family guest can gather. The outdoor stone /wood burning fireplace with natural gas start, is where during cool summer evenings and the fall days and nights, you will gather and simply escape into the beauty around you.

The acreage is well groomed, and the beauty of the trees give natural privacy and the beauty that only Mother Nature can provide. The landscaping from the front to the rear of the acreage is simply beautiful. The children and grandchildren will love the Backyard Dream Maverick playset (swings, slide, lemonade stand, and clubhouse).

There is also a custom-built outdoor playhouse, finished and with a loft. It doesn't matter the age, it is certain this home will appeal to all and be loved by all.

See the complete list of all the improvements which have been made by the owners, which have made this an exceptional home. There are very few homes that can compete with the value, style, charm and exceptional features, that this home offers.

This home has elegance, while still making you feel comfortable. They say a home speaks to you and you will know when it is the right home. There is little doubt this home will not only speak to you but embrace you and forever be on your mind.

This is an exceptional, luxury home that is inspired by its location and all the exceptional features. Why build? Your "Dream Home" is available today and there is no way you can have this excellent location or the features this home offers, with a

new build!

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