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# Welcome to 1245 E. 8th Colby, KS



**\$179,900**

## This is a Home Where You Can Express Your Style....

This spacious ranch style home is priced where you can easily make updates as you desire. A home where you can afford to put your signature touch to it. It is in a solid area and you are sure to fall in love with the huge lot and all the main floor living space.

The living room offers a bay window on the south where lots of sunlight can drift into the room. You can have a more formal area here and then create a main floor family space, where there is plenty of room for furniture groupings and large gatherings.

The kitchen is located between the formal living room and the rear family room area. This allows easy traffic flow for family gatherings.

There are three bedrooms on the main floor with one being the master bedroom, with  $\frac{3}{4}$  master bath. There are an additional 3 bedrooms in the basement level, making a total of 6 bedrooms and 3 baths.

The basement features a kitchenette area, family area and the three bedrooms. You can easily make this a living quarter for a family member, rent it as an apartment or have a kitchen area for your own family, so you don't have to run up and down the stairs.



The rear yard is very private and spacious. It features lots of established trees. This yard will allow the kids to have lots of room to run and explore and for the fur babies to run as well.

**This may be your opportunity to obtain that larger home you have been wanting at a price you can afford and then you put your creativity, skill and talent to work to create great "sweat equity" in your OWN HOME!**

