

# Welcome to 580 W Cherry Colby, KS



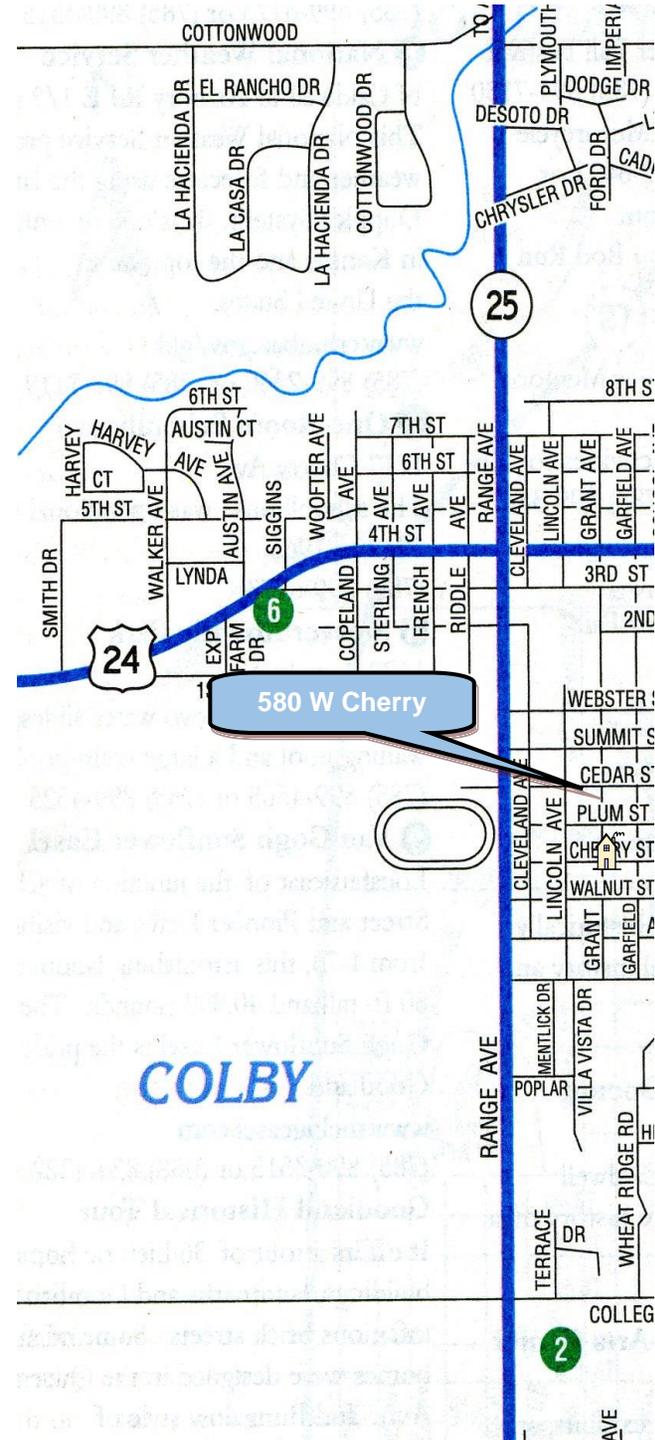
*Molly J. Oliver*  
**Residential Specialist**  
785-462-5203 (cell)

**BigIron**  
REALTY

**390 N Franklin Colby KS**  
Office: 785-460-SOLD (7653)  
Mobile: 785-462-5203  
Email: mollyo@bigironrealty.com  
Fax: 785-460-7658  
www.bigironrealty.com



**\$169,900**



**COLBY**

## Sometimes a Perfect Opportunity Comes in Your Path....

Call or text Molly today to make your appointment to view this newly listed home. This brick ranch style home offers so much for the list price. The Seller's wanting to be aggressive and have allowed the home to be listed at a great price point for the current market.

The home is situated on a corner lot. The circle drive in the front adds to the curb appeal this home offers. There is a spacious front porch which will allow you to do outdoor decorating and have your own special outdoor living spot. With Fall in the air, get the mums ready, place the pumpkins and sit back and enjoy some warm cider.

The large living room has great updated flooring and the fireplace is sure to be the focal point in this room. The original 3<sup>rd</sup> bedroom has been opened to create additional floor space, however, you can easily convert it back to a 3<sup>rd</sup> main floor bedroom.

The kitchen when updated was filled with custom cabinetry. You are sure to love all the storage and the built-ins. The kitchen appliances are included and there is easy access to the rear yard.



The basement has been finished with a family room area, second fireplace and a wet bar area. A perfect area for family to gather or guests enjoy "movie night" or cards. The kids will love this space as well, for their "gaming" activities.

This home offers lower maintenance with the yard sprinklers and well-established yard. There is a potting shed in the rear yard where you can make gardening easy.

Call or text Molly today, at 785 462-5203 and let her show you a home well with the list price.

