



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



Welcome to 640 W. Summit Colby, KS



\$110,500

YESTERDAY'S CHARM... WITH LOTS AND LOTS OF NEW!

This early 1900's home has had a "face lift". You are sure to fall in love with the original charm. Starting at the front door, you will have a simple entrance that will give your guest a taste of how special this home really is.

The home offers a very spacious living room. All the newer interior wall and floor colors are very neutral and will allow most decorating options to fit in perfectly. There are French Doors leading into both rooms off the living room.

One of these rooms is a very large formal dining room. A dining room is very rare to find in homes. This room can handle dining table, chairs, buffet, and additional pieces.

The other room off the living room is a perfect room for a library, office, or your television room. It does have a closet and can be used as 4th bedrooms as well.

A kitchen is a room that never wants to be left out of the design of a home. This kitchen was embraced and loved! You will fall in love with the cabinetry, counter top, fixtures, backsplash and appliances. I might add, they are all newer.

Right off the kitchen is a small breakfast room. The perfect little nook for morning coffee, kids to do homework, while mom is in the kitchen or more informal meals.



There is also a spacious laundry room right off the kitchen. Not very often do we find laundry rooms this size. You can easily put a computer desk in this room and be on the computer doing the monthly budget while doing the laundry.

There are two bedrooms and a second bath on second story level and the option of two bedrooms on the main floor.

The small, but very attractive rear yard is private with a small deck. The nice thing about a smaller yard is the less yard maintenance for you.

Will wall to wall windows, the space in this updated home makes each room feel like a sunroom. This is a home that has went through a process of bringing it up to today's desired home features, and yet a home where the integrity of the days gone by has been protected.

Call Molly today to make your appointment to view a home that has SO MUCH TO OFFER FOR THE DOLLAR!

