



Address	<b>603A W Washington St</b>			Rooms		Bedrooms	3	Baths	1 3/4
Municipality	Colby			School	Colby				
Directions	N on 13 to Colby - Left on N to 6th - Left on 6th to Washington (Corner of 6th & Washington)								
Lot Desc	86 x 121	Loc	Zone	Tx Key #	Abstract	Title Ins.			
ROOM	SIZE	LL	2nd	FEATURES			CONSTRUCTION		
Living Rm	19 x 16			Curb/Gutter	No	Stories	Ranch		
Dining Rm	Combo			City Water	X	Est. Size			
Kitchen	13.6 x 19			Gas	X	Est. Sq. Ft	448(L)+1285(M)=1733		
Bath	Full			Sewer	X	Est. Age	2000		
Bath	Master 3/4			Septic		Siding	Vinyl/Brick		
Bedroom	Master 15 x 14			Well		Roof	Asphalt '09		
Bedroom	13 x 11			Drapes	Blinds	Walls	Drywall		
Bedroom	14 x 14	X		Range/Oven	X	Trim	Oak		
Bedroom				Hood / Fan	X	Floors	Oak Hdwd/Carpet/Vinyl		
Family Rm.	18 x 14	X		Disposal	X	Fireplace	NG		
Patio				Refrigerator	X	Basement	Poured		
Deck	Irreg			Dishwasher	X	Water Htr	Elect		
Utility Rm	Lower Level	X		Air	X	Heat/Fuel	FA/NG		
Garage	2-Car Attached			H2o Softnr	No				

Remarks: Information Provided By Seller or Other Third Party and Has Not Been Verified By Broker-Information contained herein must be verified by buyer

This 3 Bdrm, 1 3/4 Bth Townhouse is located in the quiet city of Colby. Open concept Kitchen to the Great Room. Great Room features a vaulted ceiling & a gas fireplace. Solid 6 panel doors throughout. Lower level offers a Family Room & the 3rd bedroom. This newer construction is priced at \$129,500. Seller will sell both units for \$254,900. \$3000 Carpet Allowance

Assessed	Year		Land		Improvement		Total		
Occupied By	Tenant	Owner	Holman			Est Heat		Taxes	\$2522.68(09)
Possession	Closing		Lockbox	Yes		Sign	Yes	File #	2.4
Office	<b>RE/MAX Am. Dream</b>		Phone	<b>384-4423</b>	Agent	<b>Mary Helms-Schlagenhaft</b>		Phone	<b>387-4349</b>
Price	<b>\$129,500</b>				MLS#	907396		ATR#	



**RE/MAX American Dream**  
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