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*A  
Julesburg 1 ½ story home  
with a custom kitchen!*

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**106 W 4<sup>th</sup> St, Julesburg CO**

**\$329,900**



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A cross-gable Traditional house built in 1922. This 3 bedroom, 2.5 bath home has 1,408 square feet of living area on the main floor and an additional 840 on the upper level. The upper level has two bedrooms, a new ½ bath, and a finished office space. The main level has one bedroom with a full bath, formal dining room, large custom kitchen, living room, and a parlor. The wood front porch features built-in gates on two stairs. More than 3/4 acre of lot space including a new steel shop/garage building of 864 sq. ft., a detached garage of 600 sf, and underground sprinklers.

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**FOR PERSONAL SHOWING CALL**

**Mike Benson**

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Custom kitchen w/unique tile pattern walls (L), and the formal dining room (R).



Bedroom 2 on the upper level (L) and the finished office space with dormer window (R). One additional bedroom on the upper floor and a new 1/2 bath.

Taxes: \$979.14

Lot size: 33,600 square feet

House size: 2,248 sq. ft.

Main Floor: 1,408 sf Upper Level: 840 sf Basement: 840 sf Front Porch: 228 sf

HVAC: forced air gas w/wall a/c Built: 1922

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