



EXCLUSIVELY PRESENTS FOR SALE

Great for a growing family



314 West 6th Street, Julesburg -- \$85,000

Style:	1 1/2 story frame
Year built:	1918
Sq. Feet:	2,273 square feet on main level and second floor
Lot size:	75' x 140' (10,500 sq ft)
Roof:	New Heritage shingles within last 2 years
Bedrooms:	Four bedrooms; 2 upstairs, 2 on main
Baths:	Three full baths
Basement:	Full basement; 1,520 sq ft unfinished
Flooring:	Mostly carpeted in average condition; recently added Pergo in dining room
Heat & A/C:	Hot water heat; window A/C
Taxes:	2011 assessment, \$593.85
Garage:	3 bay garage plus 1 bay shop area; 840 sq ft
Other:	2 blocks from both Elementary and Jr/Sr High Schools; Automatic sprinkler system.

FOR PERSONAL SHOWING CALL

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