



**EXCLUSIVELY PRESENTS  
FOR SALE**  
(A delightful & comfortable home)



**423 East 4<sup>th</sup> Street, Julesburg**  
**\$42,500**

<b>Style:</b>	<b>Frame</b>
<b>Year built:</b>	<b>1946</b>
<b>Sq. Feet:</b>	<b>Main level, 896 sq. ft, full finished basement, 896 sq. ft</b>
<b>Lot size:</b>	<b>10,500 sq ft</b>
<b>Roof:</b>	<b>Gable roof with asphalt shingles</b>
<b>Floors:</b>	<b>Mostly carpeted on main level, some carpet in basement</b>
<b>Bedrooms:</b>	<b>Two bedrooms on main level and one in basement</b>
<b>Baths:</b>	<b>One full bath and one ¾ bath</b>
<b>Laundry:</b>	<b>Located in basement</b>
<b>Living Room:</b>	<b>Spacious with great view of the farming community.</b>
<b>Heat:</b>	<b>Central air</b>
<b>Taxes:</b>	<b>2010 assessment, \$456.87</b>
<b>Other:</b>	<b>Oversized one-car attached garage; 17' x 24'</b>
<b>Brokers Note:</b>	<b>This home is located on the east side of town; has great character and excellent curb appeal, truly a delight both in and out.</b>

FOR PERSONAL SHOWING CALL: Mike Benson, Broker; Box 202/200 W 4<sup>th</sup> St.,  
Julesburg, Co 80737; (970) 474-2000; fax 474-2002; cell #520-1778  
[web: benson-realty.com](http://web: benson-realty.com): e-mail, [mbenson@kci.net](mailto:mbenson@kci.net)

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