



EXCLUSIVELY PRESENTS FOR SALE

*A Comfortable and well
maintained home*



819 Elm Street, Julesburg, Co. **\$89,500** **Price Reduced -\$75,000**

- Legal:** Lot 1, Blocks 49 & 78 Clarkson's 2nd Addition to Julesburg
Style: Ranch style, single family home, built new in 1980
Sq. Ft: 1,248 square feet on main level with full finished basement
Lot Size: 50' x 140', 7,000 square feet; located on a corner lot
Living Room: Large open area with picture window facing east
Kitchen: Kitchen with peninsula open into the dining area, appliances included
Bedrooms: Three bedrooms on main level with one in the basement
Baths: One full and one 3/4 bath on main level with one 3/4 bath in basement
Basement: Mostly carpeted, large family room, one bedroom and considerable storage
Laundry: Located just off the kitchen, washer and dryer can stay with the property
Outbuildings: Two car attached garage, 22' x 28'; oversize with excellent work area
Taxes: \$520.14 for the 2011 assessment
Utilities: Town of Julesburg provides water, sewage and trash; Source Gas provides natural gas
Other: Culligan water softener, R/O system, kitchen appliances, central A/C, automatic sprinkler system and recently upgraded Heritage style shingles
Brokers Note: This is one of the nicer homes in the community, located just across the street from the hospital/clinic; all the floor coverings on the main level are nearly new, in good to excellent condition

FOR PERSONAL SHOWING CALL: Mike Benson, Broker / Owner; Box 202/200 W 4th 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

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Back of House



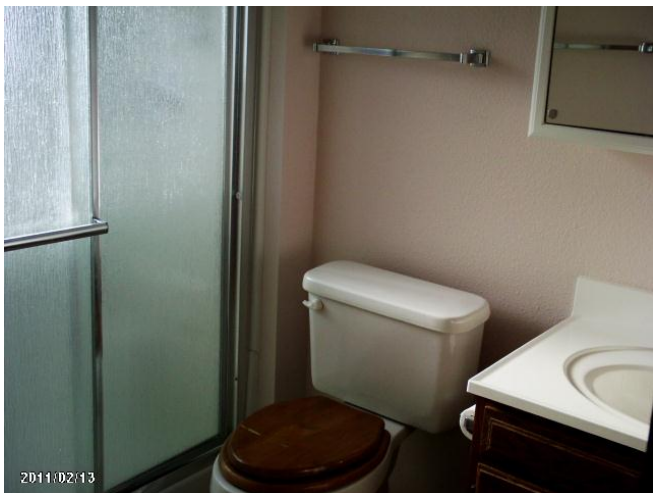
Dining Area



Kitchen with Appliances



Kitchen



Full Bath Upstairs



Laundry Area with Washer & Dryer