



EXCLUSIVELY PRESENTS FOR SALE

*A Comfortable and well
maintained home*



216 West 7th Street, Julesburg, Co. \$135,000

- Legal:** Lot 8, W 1/2 Lot 9 and N 52.5 of Lot 7, Block 87, Clarkson's 2nd Addition
Style: Single family home, built new in 1919; remodeled with addition in 1996
Sq. Ft: 1,812 square feet on main level, 672 on 2nd level, 1200 in partially finished basement
Lot Size: 10,762.5 square feet
Living rooms: One living room facing 7th Street; new additional family room just off kitchen and dining area with new carpet
Kitchen: Includes stove/range, opens into the dining area
Bedrooms: One bedroom with full bath adjacent to front living room with new carpet; two bedrooms on second level with new carpet; one large bedroom with lots of vertical windows, vaulted ceiling, full bath, walk-in closet with an adjacent office/computer room with new carpet; one bedroom in the basement
Baths: Two full baths one 3/4 bath all on main level
Laundry: Laundry room on main level
Outbuildings: Two car detached garage with alley entrance; two car detached garage with entry off Walnut Street; one attached garage.
Taxes: \$1,345.52 for the 2011 assessment
Utilities: Town of Julesburg provides electrical, water, sewage and trash; natural gas provided by Source Gas
Heating & A/C: Central Air; furnace and air conditioner new in 2002
Brokers Note: This is one of the nicer homes in the community; the 1996 addition which included the family room that opens into the fenced back yard and large master bedroom that makes this property one of a kind. Automatic sprinkler system with ten zones.

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Detached Garage #1



Detached Garage #2



Family Room with Fire Place



Laundry Room



Living Room



Stairway



Bathroom



Master Bedroom with Office