



EXCLUSIVELY PRESENTS FOR SALE

(A home in a quiet community)



619 West 7th Street, Julesburg, Co -- \$30,000

Style:	Frame home, single family home
Year built:	Built new in 1941
Sq. Feet:	1,433 sq. ft. on main level, 300 sq. ft. in basement
Lot size:	10,500 sq. ft.
Roof:	Composite singles
Bedrooms:	Three bedrooms on main level
Baths:	Full bath on main level, ¾ bath in basement
Laundry:	Located just off the kitchen
Dining Area:	Dining area just off the kitchen
Living Room:	Living room just off the dining area
Outbuildings:	Oversized one car detached garage
Heat/AC:	Wall/Floor Furnace
Taxes:	\$466.16 for 2011 assessment
Brokers Note:	With just a little TLC this property can be a comfortable and upgraded residence.

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; e-mail, mbenson@kci.net

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