



## EXCLUSIVELY PRESENTS FOR SALE

*A Comfortable and well  
maintained home*



## 319 East 7th Street, Julesburg, Co. \$105,000

- Legal:** Lot 2 & 3, Blocks 56 Union Pacific 2nd  
**Style:** Bungalow style, single family home, built new in 1955; completely remodeled with addition in 2009
- Sq. Ft:** 1,824 square feet all on one level  
**Lot Size:** 100' x 140', 14,000 square feet
- Living Room:** Large open living room and dining area, (open plan concept)  
**Kitchen:** Right off the open living room and dining area  
**Bedrooms:** Four bedrooms all on one level  
**Baths:** 1 bath in main area and 1 bath in master bedroom  
**Laundry:** Large laundry room on main level  
**Outbuildings:** Two car detached garage; plus an additional one car detached garage  
**Taxes:** \$1018.47 for the 2011 assessment  
**Utilities:** Town of Julesburg provides electrical, water, sewage and trash; natural gas available
- Other:** Cove Heating, large built in wall style air conditioner  
**Brokers Note:** This is one of the nicer homes in the community; recently updated within the last two years; newly landscaped walkway entry; all handicap accessible

FOR PERSONAL SHOWING CALL: Mike Benson, Broker / Owner; Box 202/200 W 4<sup>th</sup> St.,  
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