



**EXCLUSIVELY PRESENTS
FOR SALE**
(A home in a quiet community)



15534 HWY 385, Julesburg, Co -- \$34,900

Style: Frame home, single family home
Year built: Built new in 1944
Sq. Feet: 1,372 sq. ft. on main level, 1,008 sq. ft. in basement
Lot size: Located on 1.47 acres
Roof: Steel roof
Bedrooms: Three bedrooms on main level, one bedroom in basement
Baths: Two full baths on main level, ½ bath in basement
Laundry: Laundry room is just off the kitchen
Living Room: Living room is just off the kitchen
Dining Area: Just off the kitchen and leads to a family room
Outbuildings: Two car detached garage, utility shed
Heat/AC: Forced air heating
Taxes: \$346.36 for 2011 assessment
Brokers Note: With just a little TLC this property can be a comfortable and upgraded residence.

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