



**EXCLUSIVELY PRESENTS
FOR SALE,
(A recently remodeled home)**



222 West 7th, Julesburg -- \$69,500

- Location:** NW part of Julesburg, Colorado, across from the High School.
Legal: South 87.5 feet of Lot 7, Block 87.
Style: Victorian, frame.
Year built: 1909 with considerable remodeling (central air, plumbing, wiring and more).
Sq. Feet: 1,050 sq ft above ground level.
Basement: 588 sq ft in partially finished basement.
Lot Size: 4,357 square feet.
Roof: Composite shingles, like new.
Bedrooms: Two bedrooms located on the 2nd level.
Baths: One full bath on 2nd level, 1/2 bath on main level.
Kitchen: Completely remodeled; includes dishwasher, disposal and hood.
Family Room: Open, well lit, built in entertainment center and more.
Laundry: Just off the kitchen on the main level.
Heat/AC: Central air, all new installation.
Yard: Back yard, fenced; automatic sprinkler system.
Taxes: 2011 assessment, \$259.55
Other: Attached one-car garage, 13 x 22, cements drive, automatic sprinkler system.
This is an adorable, cute home that has had considerable remodeling in recently; (all new plumbing, wiring, central air plus complete kitchen)

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

NOTICE TO PROSPECTIVE REAL ESTATE PURCHASER: Information contained herein is from sources we believe are reliable, but such information is not guaranteed or warranted. Benson Ag Land Realty LLC and Seller assume no responsibility for omissions, correction, withdrawals, or prior sales. The attached map, if any, is not intended as a survey and is for general location purposes only. Benson Ag Land Realty LLC is, or will be acting as Transaction Broker in any transaction, and will not be the agent of the Buyer.