



EXCLUSIVELY PRESENTS FOR SALE

(Ready for your family!)



519 W 8th, Julesburg **\$75,000**

- Style:** 1 Story frame home with gable end roof
Year built: 1955 completely upgraded, in good to excellent condition
Sq. Feet: 1,534 all on one level
Lot size: 7,000 square feet
Roof: Composite, new in 2008
Floors: Mostly carpeted
Bedrooms: 2 Bedrooms
Baths: 1 Full Bath
Laundry: Just off kitchen, includes washer and dryer
Heat/AC: Central Air
Taxes: 2010 assessment \$574.70
Other: Ground level family room; Automatic sprinkler system; Lawn & Garden Storage Shed
Brokers Note: This home has had above average care for the last six plus years. Home is in very good condition, with good curb appeal and is ready to move into.

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