



## EXCLUSIVELY PRESENTS FOR SALE

Comfortable Residential Living



### 309 West 6th Street, Julesburg -- \$99,500

<b>Style:</b>	<b>2 story frame</b>
<b>Year built:</b>	<b>1919</b>
<b>Sq. Feet:</b>	<b>2,007 square feet on main level and second floor</b>
<b>Lot size:</b>	<b>75' x 140'</b>
<b>Roof:</b>	<b>New Heritage shingles in 2007</b>
<b>Bedrooms:</b>	<b>Three bedrooms</b>
<b>Baths:</b>	<b>One full bath and one 1/2 bath</b>
<b>Basement:</b>	<b>Full basement; 720 sq ft finished</b>
<b>Flooring:</b>	<b>Mostly carpeted</b>
<b>Heat &amp; A/C:</b>	<b>Forced Air with A/C</b>
<b>Taxes:</b>	<b>2009 assessment, \$751.42</b>
<b>Garage:</b>	<b>3 car detached garage with attached carport</b>
<b>Other:</b>	<b>This has been a well cared for home; 2 blocks from both Elementary and Jr/Sr High Schools; Automatic sprinkler system.</b>

FOR PERSONAL SHOWING CALL

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