



*Benson Ag Land Realty
Presents A
Home in Arrow Acres*



15563 US Highway 385, Julesburg CO

\$245,900



Built in 2001, this 4 bedroom, 3 bath Ranch style home has 1,560 square feet of living area on the main level, plus the same in the basement, all on a nearly 1.5 acre lot. The garage is a spacious 864 square feet with 2 vehicle bays and space for a shop. Kitchen includes electric range, refrigerator, dishwasher, and opens onto the living room and dining room. Covered patio on the west side of the house, wood picket and split rail fencing out front and a wood fenced back yard with great landscaping and trees forming a sheltered area. Plains viewing abounds in this property just slightly off the beaten path. Retire comfortably to the large family room in the basement with space for games, a home theater, and other relaxing pastimes with a gas fireplace to escape those days of too much weather.



**FOR PERSONAL SHOWING CALL
Mike Benson
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Master bedroom (left) which includes a master bath with shower and jetted tub. Bedroom 3 on the right. Living room (below left) and the kitchen are open plan with the dining room. At the bottom is a panoramic photo of the great room in the basement from the foot of the staircase.



Taxes: \$605.90 Lot size: 62,988 square feet House size: 1,560 sq. ft.

HVAC: Gas forced air w/central air Built: 2001 Garage: 2-car +, 864 sq. ft.

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