



Benson Ag Land Realty
Presents
A Ranch Home by the Park



300 Spruce Street, Julesburg

\$187,500

This ranch style home across the street from Thompson Park has 1,826 square feet of living area on the main level and a full basement. A family room and dining area on one side of the open kitchen boasts a wood stove sided with built in book shelves and storage cabinets, and a patio door which opens onto the wood deck. From the other side of the kitchen is a doorway to the formal dining area with built in china cabinet and access to the main living room. The living room with its double-sided display cabinet faces westerly through windows opening to a splendid view of the park. From the hallway on the main floor are three bedrooms including the master which has a 3/4 bath and two bedrooms off the main hallway that share a full bath. The entire main level is carpeted and can be cleaned with the home's central vacuum system. The kitchen has all the appliances including built-in wall oven and microwave; dishwasher, trash compactor, drop-in electric range top, and side-by-side refrigerator/freezer with ice maker.

The unfinished basement is of concrete block and features glass block windows, access to the service patio, and a 1/4 bath with easy access and viewing from any part of the basement.

Outside features include an automatic sprinkler system, wood deck (built on a concrete slab), 2-car attached garage, antenna mast and mature evergreen bushes.

TAXES: \$946.91 (2018 est.)	Lot: 9,800 sq. ft.	Year Built: 1973
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FOR PERSONAL SHOWING CALL

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