



## EXCLUSIVELY PRESENTS FOR SALE

Single Family Home  
Brick Ranch on Corner Lot



### 720 Spruce Street, Julesburg – \$180,000

- Style:** Ranch home with full finished basement, brick veneer  
**Year built:** Built new in 1981, additional back porch with Trex Decking (entirely covered) impeccable landscaping  
**Sq. Feet:** 1,680 square feet on main level with full finished basement  
**Lot size:** 70' x 140', 9,800 total square feet on corner lot  
**Roof:** New Heritage shingles in 2012  
**Bedrooms:** Three bedrooms on main level with one in basement; additional room in basement for office or bedroom  
**Baths:** One full bath, two ¾ baths and one half bath adjacent to laundry area  
**Flooring:** Mostly carpeted  
**Heat & A/C:** Forced air with A/C also an optional pellet stove in the basement  
**Taxes:** 2013 assessment, \$1,536.83  
**Garage:** 2 car attached garage, oversized measuring 33' x 37'  
**Other:** This is a well-cared for home, one block from elementary school and two blocks from Jr/Sr High School, automatic sprinkler system; garden storage shed along south side of home, enclosed/fenced back and sides of the home, and established trees and bushes.

FOR PERSONAL SHOWING CALL

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