



**Presenting**  
**314 W 4<sup>th</sup> St**  
**For Sale**



**314 W 4<sup>th</sup> St, Julesburg CO**

**\$105,000**

- Rooms:** 3 Bedrooms on main level, 2 non-conforming bedrooms in bsmt, 2 Baths
- Style:** Gable and wing traditional style home built in 1940 w/1970 addition
- Size:** 1,383 sq ft    **Taxes:** \$573.70 (2017)    **Lot:** 19,600 sq ft
- Roof:** Composite shingle replaced in May 2017
- Outside:** Picnic table, grill, garden shed, garden plot, UGS, fenced back yard
- Other:** Remodeling includes both bathrooms, dining room, and nice bay window
- HVAC:** Gas forced air furnace with central air conditioning
- INCL:** Elec Range, refrigerator, dishwasher, & microwave, and RO sys included + optional Schwinn elliptical trainer and riding lawn mower.

FOR PERSONAL SHOWING CALL

Mike Benson

Box 202/200 W 4<sup>th</sup> St., Julesburg, Co 80737

(970) 474-2000; fax 474-2002; cell #520-1778

web; [benson-realty.com](http://benson-realty.com); e-mail: [mbenson@kci.net](mailto:mbenson@kci.net) Also available on Realtor.com, Trulia & Zillow

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IRES Listing # 819764 see also on [www.coloproperty.com](http://www.coloproperty.com) and [www.benson-realty.com](http://www.benson-realty.com)



Kitchen with electric range, side by side refrigerator, dishwasher, double sink, and microwave.



Dining room with new laminate flooring. 19' long x 14' wide and located centrally in home.

Main Floor full bath



View from front of carpeted living room showing new bay window.

