



*Presenting  
A Charming 1 1/2 story cottage  
With full porch on 2 sides*



**1107 King St, Sidney NE**

**\$245,000**



Built in 1906, this 3 bedroom, 2 bath home has 1,736 square feet of living area on the 1 1/2 stories above ground, plus 1,099 sq. ft in the unfinished basement. Wrap around covered porch, covered deck, white picket fence, underground sprinkler system, and an outside basement entrance too! Detached 1-car garage and a steel carport for parking.

**FOR PERSONAL SHOWING CALL  
Mike Benson  
Box 202/200 W 4<sup>th</sup> St., Julesburg, Co 80737**

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**Office: (970) 474-2000 Mike's cell (970) 520-1778**

Taxes: \$2,393.50 (2024)      Lot size: 8,712 sf      House size: 1,736 sq. ft.

HVAC: gas furnace      Built: 1906      Garage: Det 306 sq. ft.

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