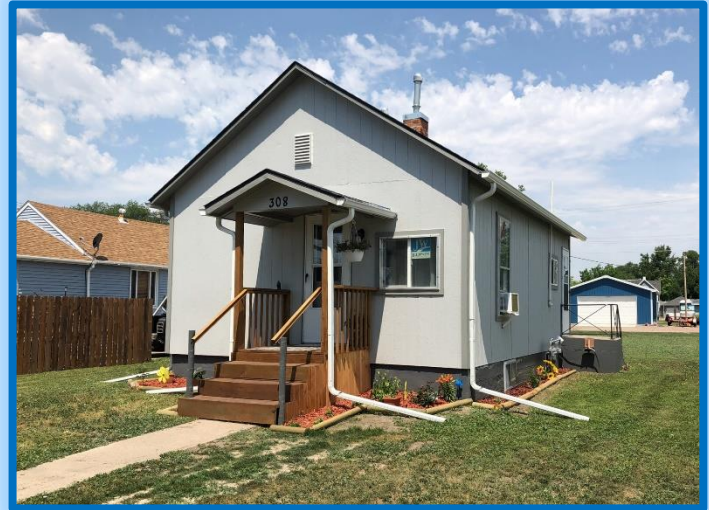




*Benson Ag Land Realty
Presents A
Complete Renovation*



308 E 2nd St, Julesburg CO

\$110,000



Built in 1919, this Traditional front gable home features a complete renovation. Highlights of the renovation include, new flooring, windows, doors, siding, roofing and gutters, porch, and appliances. Complete list provided on page 3 of this flyer. An easy to maintain house with only 468 square feet to care for on the main level. The full basement is mostly finished and includes 2 new non-conforming bedrooms and a laundry. 1 bedroom on the main level with one $\frac{3}{4}$ bath.



FOR PERSONAL SHOWING CALL
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Stainless appliances, vinyl plank floors and new tongue-and-groove ceiling in the kitchen-living room renovation.



Kitchen-living room combo from the front door, and the stylish (ahem!) shower curtain in the renovated bathroom.

Taxes: \$190.00 (2020) Lot size: 7,000 sq. ft.

House size: 648 sq. ft.

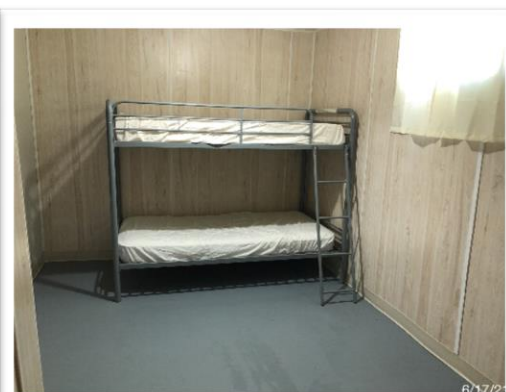
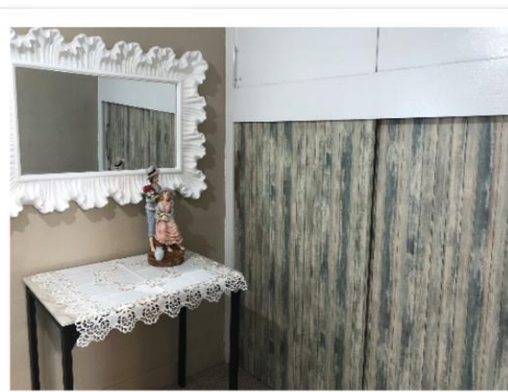
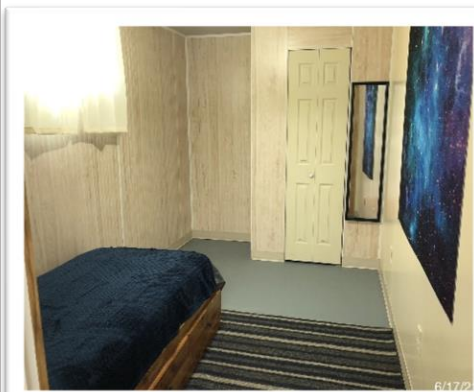
HVAC: New gas forced air w/ new wall a/c unit

Built: 1919

Garage: none

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308 E 2nd St, Julesburg - Improvements

Exterior

1. New roof, flashing, and gutters
2. New Treated wood privacy fence – 30' section built on west side.
3. Front steps and porch rebuilt with new treated wood.
4. New exterior paint – 2 coats
5. New doors and frames – front and back.
6. New storm doors – also front and back.
7. New T1-11 siding installed on all exterior walls of the house.
8. New building wrap installed before siding.
9. New gas line service trenched to house by Black Hills Energy
10. New water line service to house by Consolidated Plumbing & Heating
11. New landscaping all around home
12. New tree planted.
13. Sewer line camera inspection performed by Consolidated Plumbing & Heating

Interior

1. Plumbing:
 - a. all new PVC water lines in home
 - b. new PVC sewer lines to all fixtures
 - c. State inspections of all new work passed.
2. Heating:
 - a. new gas furnace
 - b. new wall air conditioner in living room
3. Bathroom Renovation
 - a. new vanity and sink
 - b. new walk-in shower with artful shower curtain.
 - c. new bathroom cabinets and linen storage.
 - d. new toilet
 - e. new tile walls
4. Kitchen Renovation
 - a. New countertop with double sink and faucets
 - b. New stainless refrigerator and range
 - c. New cabinets
 - d. New vinyl plank flooring
 - e. New retro style microwave oven
 - f. New tongue and groove ceiling
 - g. New copper backsplash
5. Doors – all new doors, frames, and trim throughout the home
6. New Rheem gas water heater w/venting – state inspected and passed.
7. Basement Renovation
 - a. Concrete walls patched and painted – both inside and outer.
 - b. 2 new bedrooms framed and finished incl closets, escape windows (not egress), and bunk beds.
 - c. New laundry fittings
 - d. Painted concrete floors.
8. Windows – all new Jeld-Wen windows installed.
9. Flooring – all new vinyl plank flooring in kitchen and living room, new carpet in main floor bedroom, new vinyl tile in bathroom.