



Presenting
313 E 4th St
Classic Bungalow



313 E 4th St, Julesburg CO

\$135,000



Built in 1917, this 2 bedroom, 1.75 bath home has 1,232 square feet of living area on the main level with an additional 148sf in the enclosed front porch, plus 1,232 sq. ft. in the partly finished basement. HVAC includes hot water radiator heating and a window a/c unit. The main floor has both a family room and a living room, kitchen w/appliances, laundry with w/d, pantry, and two bedrooms. Basement has a workshop, bonus room, storage room, and a $\frac{3}{4}$ bath. Spacious yard includes a concrete driveway but no garage or carport. Possible attic expansion with front-facing dormer windows.



FOR PERSONAL SHOWING CALL

Mike Benson

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Kitchen includes appliances – refrigerator, electric range, microwave, and dishwasher. Off-kitchen laundry and a pantry.

Carpeted family room with bay window, carpeted living room. Basement workshop and bonus room.



Taxes: \$483.24

Lot size: 10,500 square feet

House size: 1,232 sq. ft.

HVAC: hot water radiators

Built: 1917

Garage: none

Earnest Money Dep: \$1,000

Terms: Cash, Conv, FHA, VA

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