

208 E 7<sup>th</sup> Street, Julesburg

\$145,000

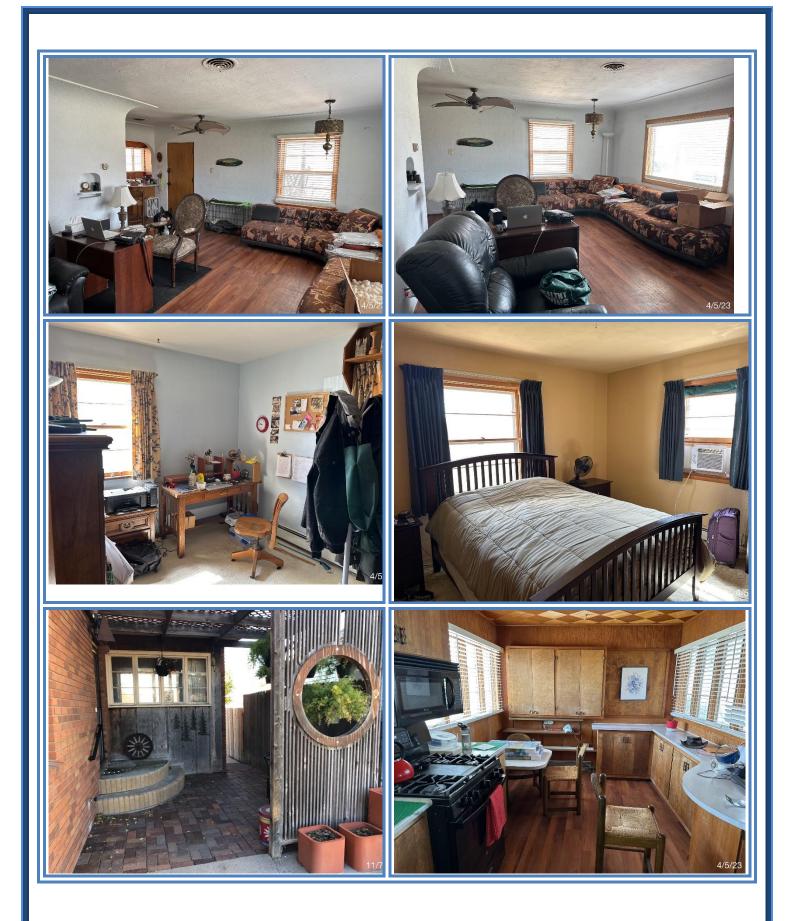
Style:	Brick side-gable Traditional (Cape Cod) 1 story built in 1937
Floorspace:	Main floor – 1,100 sf no basement
Rooms:	3 bedrooms, 1 bath
HVAC:	New instant hot water dual-unit heat with central A/C
Lot:	7,000 sq. ft. <b>Taxes:</b> \$465.98 (2022)
Incl:	gas range, dishwasher, refrigerator, clothes washer and dryer, and freezer
Upgrades:	New wood plank flooring, electrical panel, and gas range
Legal:	Julesburg Union Pacific 2 <sup>nd</sup> Addition, Block 52, Lot 9
	FOR PERSONAL SHOWING CALL Mike Benson PO Box 202/200 W 4 <sup>th</sup> St., Julesburg, Co 80737

Office: (970) 474-2000 M

Mike's cell: (970) 520-1778

web; www.benson-realty.com: e-mail: <u>mbenson@kci.net</u> Also available on Realtor.com, Coloproperty.com, Trulia & Zillow NOTICE TO PROSPECTIVE REAL ESTATE PURCHASER: Information contained herein is from sources we believe are reliable, but such information is not guaranteed or warranted. Benson Ag Land Realty LLC and Seller assume no responsibility for omissions, correction, withdrawals, or prior sales. The attached map, if any, is not intended as a survey and is for general location purposes only. Benson Ag Land Realty LLC is, or will be acting as Transaction Broker in any transaction, and will not be the agent of the Buyer.

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