



**EXCLUSIVELY PRESENTS  
FOR SALE  
A Julesburg Project House  
w/basement apartment**



**521 Pine Street, Julesburg**  
**\$69,000**

- Style:** 1 story side gable Traditional home with basement apartment
- Year built:** 1919
- Square feet:** 736 square feet
- Lot size:** 8,750 square feet
- Bedrooms:** Two bedrooms on main level and two bedrooms in basement.
- Baths:** One full bath on main level and one full bath in basement.
- Basement:** Full basement finished as apartment with separate walk out entrance.
- Heat/AC:** Stove type freestanding gas furnace in the main room, no heat in basement apartment
- Taxes:** 2020 assessment \$271.88
- Other:** 1 car detached garage w/side green house, 2 car detached garage,
- Brokers Note:** A revitalization project for the DIY fans. Kitchen appliances on both levels and washer/dryer on the main floor. Water well in back yard.

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