

# Cumming Realty, LLP



310 W. 7<sup>th</sup> Street, Julesburg, CO  
\$53,000.00

**Legal:** Lots 10, Block 86, Clarkson's 2<sup>nd</sup> Addition  
**Style:** Ranch Style with basement  
**Lot Size:** 50'x140'  
**Year Built:** 1922  
**Taxes:** \$382  
**Sq Feet:** 1056+1056 sq ft  
**Roof:** Composition  
**Floors:** Carpet & Vinyl  
**Bedrooms:** 3  
**Baths:** 2  
**Kitchen:** Galley Style Kitchen  
**Heat:** Newer Gas force air with central air conditioning  
**Amenities:** One-car detached garage

**CUMMING REALTY LLP**  
108 W. 1<sup>st</sup> , Julesburg, Colorado 80737  
(970) 474-3773 Office

**Bernita Owings**  
(970) 474-3552 Res.  
(970) 520-0625 Cell

visit: [cummingrealty.com](http://cummingrealty.com) for a VIRTUAL TOUR

**NOTICE TO PROSPECTIVE REAL ESTATE PURCHASERS** – Information contained herein is from sources we believe are reliable, but such information is not guaranteed or warranted. Cumming Realty and Seller assume no responsibility for omissions, corrections, withdrawals or prior sales. Cumming Realty is, or will be acting as Transaction Broker in any transaction, and will not be the agent of the Buyer.