

# Cumming Realty, LLP



414 W 3<sup>rd</sup> Julesburg, CO  
\$55,000.00

**Legal:** E 30' of Lot 8 & All of Lot 9, Block 44, Clarkson's 1st  
**Style:** Bungalow  
**Lot Size:** 80'x140'  
**Year Built:** 1939  
**Taxes:** \$647.55  
**Sq Feet:** 1300 sq ft  
**Roof:** Composition  
**Floors:** Carpet, wood laminate and tile  
**Bedrooms:** 3  
**Baths:** 1 3/4  
**Kitchen:** Open floor plan with kitchen, dining and laundry area  
**Heat:** Gas force air and central air conditioning  
**Comments:** There is a two-car oversized garage with a second level for storage.  
This home was a recent daycare center so everything is up to code and well taken care of. It's move-in ready.

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