

# Cumming Realty, LLP



**222 W. 4th, Julesburg, CO**

**\$35,000.00**

**Legal:** Lot 7 & W 20' Lot 8, Block 21, UPRR 1st  
**Style:** Craftsman  
**Lot Size:** 70'x140'  
**Year Built:** 1917  
**Taxes:** \$341  
**Sq Feet:** 1110sq ft  
**Roof:** Composition  
**Floors:** Carpet & Vinyl  
**Bedrooms:** 2  
**Baths:** 1  
**Kitchen:** Convenient  
**Heat:** Forced Air

**Comments:** The Ultimate Fixer-Upper. A lot of the drywall is done and ready for your texture and paint style. Plumbing issues have been dealt with, some new wiring installed and some insulation replaced, With the lead windows, this house has a lot of character and possibilities.

## **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.