

# Cumming Realty, LLP



403 E. 3<sup>rd</sup> St., Julesburg, CO

\$122,000.00 **“Price Reduced”**

**Legal:** Lot 5, Block 35, UPRR's 1<sup>st</sup> Addition  
**Style:** 1 ½ Story  
**Lot Size:** 7000 sq ft  
**Year Built:** 1927  
**Taxes:** \$610  
**Sq Feet:** 1508 total sq ft  
**Roof:** Composition  
**Floors:** Carpet, Vinyl & Wood floors  
**Bedrooms:** 2 + 1  
**Baths:** 1 1/2  
**Kitchen:** Galley style kitchen includes appliances  
**Heat:** Heat Pump w/ air  
**Amenities:** Covered porch, car port, 1 car detached garage, storage shed, sprinkler system

## CUMMING REALTY LLP

108 W. 1<sup>st</sup> , Julesburg, Colorado 80737

(970) 474-3773 Office

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

## Bernita Owings

(970) 474-3552 Res.

(970) 520-0625 Cell

**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.