

905 N 2ND ST  
JOHNSTOWN, CO 80534  
\$325,000



SCAN CODE  
or visit  
[SALLTEAM.COM](http://SALLTEAM.COM)  
for more info!

THE PAID OFF SOLAR PANELS WILL CUT YOUR MONTHLY UTILITY EXPENSES  
ON AVERAGE \$75/MONTH, A SAVINGS OF ALMOST \$1,000/YEAR!  
+++THIS PROPERTY QUALIFIES FOR USDA FINANCING, REACH OUT TO THE  
SALL TEAM TO LEARN MORE ABOUT BUYING THIS HOUSE FOR \$0 DOWN!

*One Year First American Home Warranty included!*

**4 BED / 2 BATH + TWO LIVING SPACES!**



[WWW.SALLTEAM.COM](http://WWW.SALLTEAM.COM)  
BRETT & BRITTANY SALL  
BROKER ASSOCIATES  
(970) 795-2848  
[INFO@SALLTEAM.COM](mailto:INFO@SALLTEAM.COM)

*Featuring new carpet, new exterior/interior paint*  
+ RECENTLY INSTALLED CENTRAL A/C (2017) & NEW ROOF (2015).



*The two living spaces & finished square footage  
give you a great value for your dollar*

+ THE 4TH BEDROOM FEATURES BUILT-IN SHELVING  
& MAKES A PERFECT OFFICE FOR THOSE WORKING FROM HOME.



*This home is completely*  
**MOVE-IN READY!**

# Details

Built in 1975  
Forced Air Heating  
Central A/C

PERFECTLY SITUATED NEAR DOWNTOWN JOHNSTOWN  
& LOCAL SCHOOLS WITH NO HOA & NO METRO TAX!

*Enjoy plenty of privacy in the beautiful  
backyard with no one behind you.*

## UTILITY INFORMATION

Water: Town of Johnstown  
Sewer: Town of Johnstown  
Electric: Xcel Energy + PAID OFF Solar Panels  
Natural Gas: Xcel Energy  
Trash: Town of Johnstown (Waste Management)  
Internet: Seller used TDS  
Phone: Seller used TDS

## LOCATION INFORMATION

Near Downtown Johnstown  
No HOA  
No Metro Tax

## TAXES

\$1,720 (2019)  
No Metro Tax!

## WELD RE-5J SCHOOL DISTRICT

Letford Elementary School  
Milliken Middle School  
Roosevelt High School

## Inclusions

Window Curtains & Rods, Stove/Oven,  
Refrigerator, Dishwasher

## Exclusions

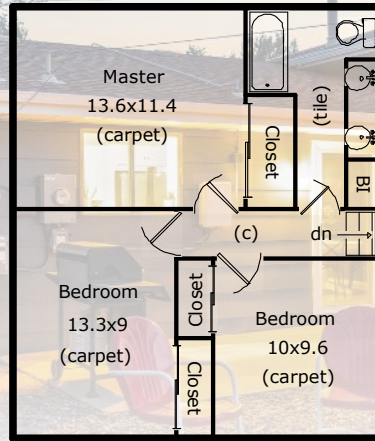
Seller's Personal Property, Staging Props,  
Clothes Washer & Dryer, Microwave

*Buyer to verify taxes, schools and measurements.*

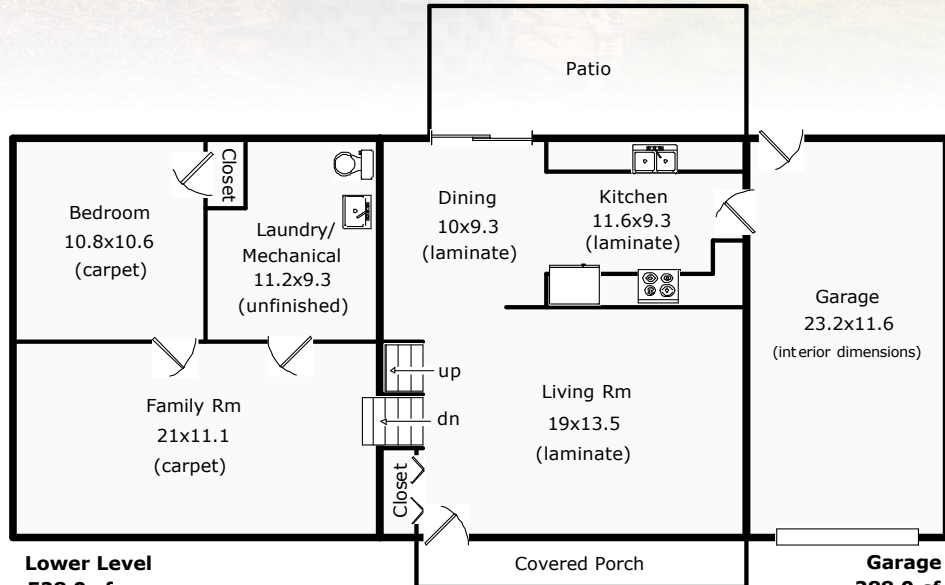
*Visit*

[WWW.SALLTEAM.COM/FINANCING](http://WWW.SALLTEAM.COM/FINANCING)

*for lending options*



**Upper Level**  
572.0 sf



**Lower Level**  
528.0 sf

**Main Level**  
528.0 sf

**905 N 2nd St  
Johnstown, CO  
Total Sq Ft: 1628  
Total Finished Sq Ft: 1515**

Scope of Work is on our website  
[www.appraisaldimensions.com](http://www.appraisaldimensions.com)  
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*There is even a garden area  
& a shed for extra storage*

+ PLENTY OF ROOM TO PARK AN RV, BOAT OR WORK VEHICLE.



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