

125 Union Street, Tracy



Listing Price: \$54,500 ***\$51,500***

Parcel #: 31-112001-0 **MLS #:** 28071

Legal Description: Lots 3 & 4, Block 1, Moses 1st Addition to the City of Tracy, Lyon County, Minnesota

Taxes: \$974.00 **Assessments:** \$45.00 (inc.)

Ground Floor Area: 880 square feet

Lot Size: 100' x 165'

Age: Built approx. 1948

Construction: Wood frame

Siding: Steel siding on house, vinyl siding on garage, all new in 2005

Roof: Gable – Asphalt

Condition: Normal

Basement: Full

Garage: Double detached, 16' x 32' with opener

Windows: Double hung

Driveway: Concrete

Heating/Cooling: Natural gas – Forced air heat, Central AC

Fireplace: None

Laundry Area: In basement

Deck/Patio/Fence: Concrete patio next to garage, 10' x 14'

Ceiling Insulation: Unknown

Wall Insulation: Unknown

Floor Covering: Carpets, hardwoods & vinyl

Main Level

Living Room	12' x 27'	Front Entry	6' x 8'
Kitchen	11.5' x 11.5'	Bedroom	10' x 14'
Full Bathroom	5' x 8'		

Upstairs

Bedroom	11.5' x 13.5'	Bedroom	8' x 15'
Half Bathroom	5' x 11'		

Additional Information: 100 Amp breaker electrical service, Water heater uses electricity, Electrical costs are approx. \$60 per month, Heat costs are approx. \$75 per month

Inclusions: Electric Stove, Refrigerator, Garbage Disposal, Owned Water Softener, All Window Shades, Sump Pump

KNAKMUHS REAL ESTATE

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Information deemed reliable but not guaranteed

