

131 Rowland Street, Tracy



Listing Price: \$23,900

Parcel #: 31-100044-0 **MLS #:** 32728

Legal Description: Lots 23 & 24, Block 3, Original Plat to the City of Tracy, Lyon County, Minnesota

Taxes: \$584.00 **Assessments:** \$35.00 (inc.)

Ground Floor Area: 1,108 square feet

Lot Size: 50' x 175'

Age: Built 1915

Construction: Block

Siding: None

Roof: Gable – Asphalt

Condition: Normal

Basement: Full, unfinished; also has outside access

Garage: Single car attached with opener, alley access

Windows: Double hung

Driveway: Gravel, alley access

Heating/Cooling: Natural Gas – Force Air (2004), Central Air Conditioning (1996)

Fireplace: None

Laundry Area: In basement

Deck/Patio/Fence: Open front deck/porch, rebuilt in 2005

Ceiling Insulation: Unknown

Wall Insulation: Unknown

Floor Covering: Carpets & vinyl

Main Level

Liv. / Din. Room 23'6" x 15' **Bedroom** 11'6" x 11'

Kitchen 10'6" x 15' **Rear Entry** 10' x 8'6"

Bath/Laundry Unfinished

Open Front Porch 8' x 26'

Additional Information: Previous owner had started combining a bedroom & bathroom into main floor laundry with a full bathroom but were foreclosed on before project was finished. 100 Amp breaker electrical service. Large bay window in living room / dining room. Natural gas water heater new in 2003. Property is being sold as-is.

Inclusions: Stove, Refrigerator, Rented Water Softener, All window treatments

KNAKMUHS REAL ESTATE

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Information deemed reliable but not guaranteed



Single Car Attached Garage