

161 Union Street, Tracy



Listing Price: ~~\$34,900~~ **\$24,900**

Parcel #: 31-112005-0 **MLS #:** 28154

Legal Description: West 40' of Lot 6, Block 1, Moses 1st Addition to the City of Tracy, Lyon County, Minnesota

Taxes: \$472.00 **Assessments:** \$45.00 (inc.)

Ground Floor Area: 900 square feet

Lot Size: 40' x 155'

Age: Built in 1903

Construction: Wood frame

Siding: Vinyl, 2003

Roof: Gable – Asphalt, 2003

Condition: Good

Basement: Full

Garage: Single car attached, 14' x 24'

Windows: Double hung

Driveway: Concrete

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

Fireplace: None

Laundry Area: Stacked units in main floor bathroom

Deck/Patio/Fence: None

Ceiling Insulation: Unknown

Wall Insulation: Unknown

Floor Covering: Carpets

Main Level

Living Room	15' x 20'	Hobby Room	8' x 18'
Kitchen	9' x 10'	Bedroom	10' x 15'
Full Bathroom	7' x 9'	Bedroom	9' x 11'

Additional Information: 100 Amp breaker electrical service, Water heater uses natural gas, Electrical costs are approx. \$35 per month, Heat costs are approx. \$75 per month

Inclusions: Electric Stove, Refrigerator, Stacked Washer & Dryer, Rented Water Softener, All Window Shades, Ceiling Fan, 10' x 17' Storage Building

KNAKMUHS REAL ESTATE

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Information deemed reliable but not guaranteed

