

261 East Morgan Street, Tracy



Listing Price: \$31,000 **MLS #:** 23809
Ground Floor Area: 760 square feet
Parcel #: 31-122017-0
Legal Description: W 15' of Lot 8 & all of Lot 9, Block 2, Henning's Addition, City of Tracy, Lyon County, MN
Taxes: \$418.00 (2011, NH) **Assessments:** \$45.00 (inc)
Lot Size: 65' x 80'
Age: Built 1928
Construction: Wood frame
Siding: Steel siding, 1990
Roof: Gable – Asphalt shingles, approx. 15 years old
Condition: Normal
Basement: Partial, unfinished
Garage: Single car detached garage, 14' x 20'
Windows: Double Hung
Driveway: Concrete
Heating/Cooling: Natural gas, baseboard hot water heat, Wall unit AC
Fireplace: None
Laundry Area: In basement
Deck/Patio/Fence: None
Ceiling Insulation: Unknown
Wall Insulation: Added to in 1990 siding project
Floor Covering: Carpets & vinyl

Main Level

Living Room	13' x 17'	Bedroom	9' x 11'
Kitchen	7' x 11'	Bedroom	8 x 11.5'
Bath	5' x 8'	Front Entry	6.5' x 13'

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

Inclusions: Owned water softener, 2 ceiling fans, range, refrigerator, washing machine, clothes dryer, all window treatments, utility shed

KNAKMUHS REAL ESTATE

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Information deemed reliable but not guaranteed

