

# 319 East Hollett Street, Tracy



**Listing Price:** ~~\$81,000~~ **\$75,000**    **MLS #:** 33344  
**Ground Floor Area:** 1,632 square feet  
**Parcel #:** 31-156004-0  
**Legal Description:** Lot 4, School Addition to the City of Tracy, Lyon County, Minnesota  
**Taxes:** \$1,304.00 (2012)    **Assessments:** \$45.00 (inc)  
**Lot Size:** 82' x 193'  
**Age:** Built in 1960  
**Construction:** Frame  
**Siding:** Wood siding  
**Roof:** Gable – Asphalt  
**Condition:** Normal  
**Basement:** Full, partially finished with egress window  
**Garage:** Single car attached garage, 14' x 22'  
**Windows:** Casement & double hung  
**Driveway:** Concrete  
**Heating/Cooling:** Natural gas forced air heat (2005) & Central AC  
**Fireplace:** 2 wood-burning fireplaces, neither is operable  
**Laundry Area:** Basement  
**Deck/Patio/Fence:** Back deck/porch, 12' x 18'  
**Ceiling Insulation:** Added to around 2001  
**Wall Insulation:** As built  
**Floor Covering:** Carpets

## Main Level

<b>Living Room</b>	<b>15' x 21'</b>	<b>Kitchen</b>	<b>14' x 15'</b>
<b>Dining Room</b>	<b>15' x 12'</b>	<b>Bedroom</b>	<b>12' x 12'</b>
<b>Master Bed</b>	<b>13' x 15'</b>	<b>Bedroom</b>	<b>12' x 10'</b>

## Basement

**Bedroom**            15' x 20' with egress window  
**Utility Area**

**Additional Information:** 100 amp breaker electrical service, Heat costs are approx. \$1200 per year, Electrical costs are approx. \$700 per year, Water heater uses natural gas

**Inclusions:** Rented Water Softener, Garage Door Opener

\*\*Stove, Refrigerator, Portable Dishwasher, Washing Machine & Clothes Dryer are all negotiable\*\*

## **KNAKMUHS REAL ESTATE**

245 Morgan Street, Tracy, MN

Telephone #: 507-629-4618

[www.knakmuhsagency.com](http://www.knakmuhsagency.com)

Information deemed reliable but not guaranteed

