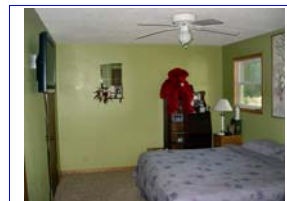


# 331 Highline Road, Tracy



**Listing Price:** \$124,900

**MLS #:** 28051

**Ground Floor Area:** 1,312 square feet

**Parcel #:** 31-180004-0

**Legal Description:** 3.12 Acres more or less commencing at a point 214.5' S of NE corner of SE ¼ running W 660' thence S r/a 206' thence E r/a 660', all in the City of Tracy

**Taxes:** \$1,562.00 **Asmts:** \$45.00 (inc)

**Lot Size:** 3.1212 acres in city limits

**Age:** Built in 1976

**Construction:** Frame

**Siding:** Cedar siding

**Roof:** Gable – Asphalt

**Condition:** Normal

**Basement:** Full, mostly finished with egress windows

**Garage:** 2-Car attached garage & 15'x26' back garage

**Windows:** Casement, new in 2007

**Driveway:** Concrete approach with gravel driveway

**Heating/Cooling:** LP gas forced air heat & central AC

**Fireplace:** One in main floor living room (electric) & one in basement family room (propane gas)

**Laundry Area:** Main floor

**Deck/Patio/Fence:** Back deck

**Ceiling Insulation:** As built

**Wall Insulation:** Added to in basement remodel

**Floor Covering:** New carpets, hardwoods & vinyl



Over 3 acre yard area

## Main Level

<b>Living Room</b>	<b>12'10" x 18'4"</b>	<b>Kitchen</b>	<b>9'7" x 8'4"</b>
<b>Dining Room</b>	<b>11'7" x 10'8"</b>	<b>Bedroom</b>	<b>10'9" x 11'11"</b>
<b>Master Bed</b>	<b>10'9" x 15'5"</b>	<b>Full Bath</b>	<b>4'5" x 7'6"</b>
<b>Master Bath</b>	<b>6' x 9'7"</b>		

## Basement

<b>Family Room</b>	<b>24'11" x 18'1"</b>	<b>¾ Bathroom</b>	<b>5' x 9'8"</b>
<b>Bedroom</b>	<b>11'6" x 11'8" &amp; 9'9" x 7'11"</b>		

**Additional Information:** 200 Amp Breaker Elec. Service, Water heater uses electricity and was new in 2008, LP gas tank is owned, Electrical costs are approx. \$100 per month

**Inclusions:** All Window Treatments, Microwave, Dishwasher, Triple-Safe Sump Pump, Several Ceiling Fans, Garage Door Opener

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

## **KNAKMUHS REAL ESTATE**

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Information deemed reliable but not guaranteed

