

# 339 Third Street East, Tracy



**Listing Price:** ~~\$79,000~~ **\$69,000**

**Parcel #:** R31.146001.0 **MLS #:** 24095

**Legal Description:** Lot 1, Block 1, Sunrise Addition to the City of Tracy, Lyon County, MN

**Taxes:** \$1,576.00 (2011, NH) **Assessments:** \$45.00 (inc)

**Lot Size:** 83.5' x 112.5'

**Age:** Built 1966

**Construction:** Wood frame

**Ground Floor Area:** 1,272 square feet

**Siding:** Steel, 1987

**Roof:** Gable – Asphalt, 1997, GutterGuard installed 2006

**Condition:** Normal

**Basement:** Full, partially finished

**Garage:** Single car attached, 14' x 22'

**Windows:** Anderson & Pacesetter casements

**Driveway:** Concrete

**Heating/Cooling:** Fuel oil – forced air furnace, Wall unit air conditioning

**Fireplace:** None

**Laundry Area:** In basement

**Deck/Patio/Fence:** Covered back patio

**Ceiling Insulation:** Added to in 1997

**Wall Insulation:** Added to with siding project in 1987

**Floor Covering:** Carpets & vinyl

## Main Level

<b>Living Room</b>	<b>12'x20'</b>	<b>Bedroom</b>	<b>12'x14'</b>
<b>Dining/Kitchen</b>	<b>9'x12'</b>	<b>Bedroom</b>	<b>12'x12'</b>
<b>Bathroom</b>	<b>5' x 9'</b>	<b>Bedroom</b>	<b>9' x 10'</b>
<b>Covered Patio</b>	<b>8'x14'</b>		

## Basement

**Full, partially finished with Laundry & ¾ Bathroom**

**Additional Information:** 100 Amp breaker electrical service, approx \$50 per month, Heat costs are approx \$85 per month, Water heater uses electricity, Kitchen cabinets were re-faced in 2004

**Inclusions:** Owned water softener (needs repairs or replacement), Window treatments, Ceiling fan in Dining Room, TV antenna (no cable or satellite TV to house), Stove and refrigerator are negotiable

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## **KNAKMUHS REAL ESTATE**

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Information deemed reliable but not guaranteed

