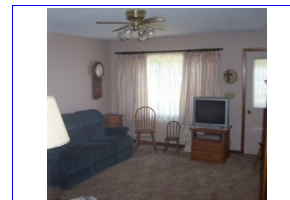
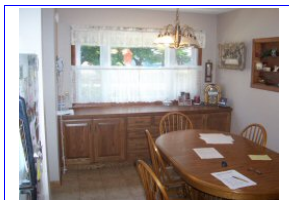


449 Hollett Street, Tracy



Listing Price: \$74,000 **MLS #:** 31274
Ground Floor Area: 1,040 square feet
Parcel #: 31-104138-0
Legal Description: E 18' of Lot 14 & All of Lot 13, Block 20, 2nd Railroad Addition to the City of Tracy, Lyon County, Minnesota
Taxes: \$1,066.00 **Asmts:** \$45.00 (inc)
Lot Size: 66' x 178'
Age: Built in 1970
Construction: Frame
Siding: Vinyl siding, 1990
Roof: Gable – Asphalt, 10-12 years old
Condition: Good
Basement: Full
Garage: 1-Car attached garage with opener
Windows: Casement & double hung, new in 2000
Driveway: Concrete approach
Heating/Cooling: Natural gas forced air heat & central AC
Fireplace: None
Laundry Area: In basement
Deck/Patio/Fence: None
Ceiling Insulation: 18" blown-in
Wall Insulation: Added to with vinyl siding
Floor Covering: Carpets & vinyl

Main Level

Living Room	16' x 21'	Bedroom	12' x 12'
Dining/Kitchen	18' x 12'	Bedroom	10' x 12'
Bedroom	10' x 12'	Full Bath	9' x 9'

Additional Information: 100 Amp Breaker Elec. Service, Water heater uses electricity; Electrical costs are approx. \$80 per month; Heat costs are approx. \$65 per month

Inclusions: All Window Treatments, Refrigerator, New Dishwasher, Garbage Disposal, Washing Machine, Clothes Dryer, Sump Pump

KNAKMUHS REAL ESTATE

245 Morgan Street, Tracy, MN

Telephone #: 507-629-4618

www.knakmuhsagency.com

Information deemed reliable but not guaranteed

