

525 Fourth Street East, Tracy



Main Level

Living Room 20'1" x 12'11" **Kitchen** 13'1" x 10'
Dining Room 10'1" x 12'10" **Bedroom** 12'6" x 10'2"
Bedroom 10' x 12'5" **Full Bath** 9'6" x 5'6"
Bedroom w/ Laundry 10' x 10'

Basement

Theater 11' x 20' **¾ Bathroom** 5'9" x 6'
Recreation Room 12'10" x 29'2" **Bedroom** 15' x 9'

Additional Information: 100 Amp Breaker Elec. Service, Water heater uses natural gas and was new in 2008, Water softener is owned, RO water filter is rented, Electrical costs are approx. \$85 per month, Heat costs are approx. \$65 per month

Inclusions: All Window Treatments, Microwave, Stove, Refrigerator, Dishwasher, Washing Machine, Clothes Dryer, Sump Pump, 2 Ceiling Fans

****NOTE!** The appliances in the kitchen all go with the sale and were new in 2007. The freezer & refrigerator in the garage do not stay. The pool table is negotiable.**

Listing Price: ~~\$105,000~~ **\$98,500** **MLS #:** 34156

Ground Floor Area: 1,144 square feet

Parcel #: 31-162003-0

Legal Description: Lot 3, Block 1, O'Brien's Addition to the City of Tracy, Lyon County, Minnesota

Taxes: \$1,244.14 (2011) **Assessments:** \$617.86

Lot Size: 82' x 140'

Age: Built in 1966

Construction: Frame

Siding: Vinyl siding

Roof: Gable – Asphalt

Condition: Normal

Basement: Full, mostly finished with egress window & 6' x 8' home theater system

Garage: 1-Car attached garage with opener

Windows: Double hung, many new in 2009

Driveway: Concrete with room for 2nd car

Heating/Cooling: LP gas forced air heat (2004) & central AC (2004)

Fireplace: None

Laundry Area: Main floor in 3rd bedroom

Deck/Patio/Fence: Back patio

Ceiling Insulation: As built

Wall Insulation: As built

Floor Covering: Hardwoods, ceramic, carpet & vinyl

KNAKMUHS REAL ESTATE

245 Morgan Street, Tracy, MN

Telephone #: 507-629-4618

www.knakmuhsagency.com

Information deemed reliable but not guaranteed

