

725 Fourth Street East, Tracy



Listing Price: \$115,000 ***\$104,800***
Parcel #: 31-158004-0 **MLS #:** 23112
Legal Description: Lots 3 & 4, plus 11' x 190' added to West edges of Lots 3 & 4, Donaldson's Addition, City of Tracy, Lyon County, MN
Taxes: \$2,978.00 **Asmts:** \$40.00 (inc)
Lot Size: 146' x 190'
Age: Built approximately 1975
Construction: Wood Frame
Ground Floor Area: 2,204 square feet
Siding: Wood siding & brick face
Roof: Gable – Asphalt, 2003
Condition: Excellent
Basement: Full, partially finished
Garage: Double attached garage
Windows: Casement
Driveway: Concrete Approach
Heating/Cooling: Natural Gas – Forced Air (1997), Central Air Conditioning
Fireplace: In den on main floor
Laundry Area: In basement
Deck/Patio/Fence: Patio in back off of 3-season porch
Ceiling Insulation: As built
Wall Insulation: As built
Floor Covering: Carpets & vinyl

Main Level

| | | | |
|-----------------------|------------------|--------------------------|------------------|
| Living Room | 15' x 14' | M. Bedroom | 15' x 12' |
| Kitchen | 10' x 10' | Bedroom | 15' x 10' |
| Dining Room | 12' x 11' | Bedroom | 11' x 11' |
| 3-Season Porch | 14' x 10' | Den | 9' x 10' |
| Game Room | 10' x 10' | Full Bathroom | |
| | | ¾ Master Bathroom | |

Basement

| | | | |
|--------------------|------------------|---------------------|--|
| Family Room | 24' x 12' | Utility Area | |
|--------------------|------------------|---------------------|--|

Additional Information: 200 amp breaker elec. service, Custom built-in bookcases off of sunken living room, Central vacuum system, Dishwasher in kitchen is not in working order

Inclusions: Rented Water Softener, All Window Treatments

KNAKMUHS REAL ESTATE

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Information deemed reliable but not guaranteed

