

# 761 Center Street, Tracy



**Listing Price:** \$74,900

**Parcel #:** 31-104178-0    **MLS #:** 33571

**Legal Description:** Odd shaped lot; Parts of Lots 14, 15 & 16, Block 24, 2<sup>nd</sup> Railway Addition to the City of Tracy, Lyon County, Minnesota

**Taxes:** \$584.00    **Assessments:** \$35.00 (inc.)

**Ground Floor Area:** 1,296 square feet

**Lot Size:** Odd shape, approx 6500 square feet

**Age:** Built approx. 1940

**Construction:** Frame

**Siding:** Hardboard

**Roof:** Gable – Asphalt

**Condition:** Normal

**Basement:** Full, unfinished

**Garage:** Side entry double attached garage with opener

**Windows:** Double hung & casement

**Driveway:** Gravel with concrete approach

**Heating/Cooling:** Natural Gas – Force Air, Central Air Conditioning

**Fireplace:** Not functional gas burner in living room

**Laundry Area:** In basement

**Deck/Patio/Fence:** None

**Ceiling Insulation:** Unknown

**Wall Insulation:** Unknown

**Floor Covering:** Carpets, hardwood & vinyl

## Main Level

<b>Living Room</b>	<b>18.5' x 21.5'</b>	<b>Bedroom</b>	<b>13' x 13.5'</b>
<b>Kitchen</b>	<b>13' x 8'</b>	<b>Porch</b>	<b>11.5'x11.5'</b>
<b>Dining Room</b>	<b>12' x 11'</b>	<b>Full Bath</b>	<b>10' x 5.5'</b>

## Upstairs

<b>Bedroom</b>	<b>13.5' x 24.5'</b>	<b>Full Bath</b>	<b>5' x 7.5'</b>
<b>Bedroom</b>	<b>13.5' x 18.6'</b>	<b>Kitchen</b>	<b>6.5' x 10'</b>

**Additional Information:** 2<sup>nd</sup> floor kitchen is from when the property was used as a duplex. This room has not been used as a kitchen in many years. 100 amp breaker electrical service. Water heater uses natural gas & was new in March of 2003.

**Inclusions:** Stove, Refrigerator, Dishwasher, All window treatments

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## **KNAKMUHS REAL ESTATE**

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Information deemed reliable but not guaranteed

