

# 924 Rowland Street, Tracy



**Listing Price:** \$29,500 **\$28,000** **MLS #:** 28390

**Ground Floor Area:** 750 square feet

**Parcel #:** 31-104321-0

**Legal Description:** Lengthy; Excepting a portion, the W ½ of W 90' of Lots 4, 5 & 6, Block 39, 2<sup>nd</sup> Railway Addition to the City of Tracy, Lyon County, MN

**Taxes:** \$714.00 (2011, NH) **Asmts:** \$58.00 (inc.)

**Lot Size:** 45' x 108'

**Age:** Built approx. 1940

**Construction:** Wood Frame

**Siding:** Wood siding, most likely original

**Roof:** Gable – Asphalt, approx. 20 years old

**Condition:** Normal

**Basement:** Full, unfinished

**Garage:** Double detached

**Windows:** Double hung, most are original

**Driveway:** Gravel, alley access

**Heating/Cooling:** Natural Gas – Forced Air (1998), Wall Air Conditioning (1996)

**Fireplace:** None

**Laundry Area:** In basement

**Deck/Patio/Fence:** None

**Ceiling Insulation:** Unknown

**Wall Insulation:** Unknown

**Floor Covering:** Carpet, some tile

## Main Level

**Living Room** 10' x 19' **Bedroom** 8.5' x 11'

**Kitchen** 7' x 10' **Bedroom** 9' x 11'

**Half Bathroom** 4' x 5'

## Upstairs

**Living Room** 11' x 15' **Bedroom** 9' x 16'

**Full Bathroom** 7.5' x 8.5' **Bedroom** 7.5' x 11'

**Kitchen** 7.5' x 11'

**Additional Information:** 60 Amp fused electrical service with separate meters for main floor & upstairs (only one thermostat for entire house), House was originally built as main floor house with upper apartment but it has been over 10 years since last tenant upstairs

**Inclusions:** Stove, Refrigerator, Clothes Dryer, All Window Treatments



Garage

## KNAKMUHS REAL ESTATE

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Information deemed reliable but not guaranteed

