

721 East US Highway 14, Balaton



Listing Price: \$189,000 **MLS #:** 33714
Ground Floor Area: 1,552 square feet
Parcel #: 21-023001-1
Legal Description: 2.04 acres in the NW ¼ of the NE ¼ of Section 23, Rock Lake Township, all in the City of Balaton, Lyon County, Minnesota
Taxes: \$2,292.00 **Asmts:** \$30.00
Lot Size: 2.04 Acres
Age: Built in 1978
Construction: Frame
Siding: Vinyl siding
Roof: Gable – Asphalt, approx. 7 years old
Condition: Good
Basement: Full, partially finished with 3 egress windows
Garage: Attached 2 car garage & detached 2 car garage that is insulated and has electric heat
Windows: Casement
Driveway: Concrete approach with gravel driveway
Heating/Cooling: Liquid propane (rented tank) forced air heat (2006) & Central AC (2006)
Fireplace: LP gas fireplace in main floor living room
Laundry Area: Main floor off of kitchen
Deck/Patio/Fence: 14' x 19' deck off of living room
Ceiling Insulation: Blown-in to depth of about 20"
Wall Insulation: Unknown
Floor Covering: Carpets, ceramic tile & laminate

Main Level

Living Room	21'4" x 17'9"	Kitchen	12'4" x 12'7"
Dining Room	15'2" x 12'	Bedroom	9'3" x 11'7"
Master Bed	11'7" x 15'3"	Half Bathroom	
Full Bathroom		Laundry Room	

Basement

Family Room	22'9" x 15'	Bedroom	11'4" x 14'
Utility Area		Bedroom	10' x 13'
¾ Bathroom		Storage Area	

Additional Information: 200 amp breaker electrical service, Furnace uses approximately 1500 gallons of LP gas per year, Water heater uses electricity, There are ceiling fans in the living room & master bedroom

****There is secondary electric heat throughout the house except in the main floor living room****

Inclusions: Dishwasher, Refrigerator, Owned Water Softener & Reverse Osmosis System, Garage Door Openers

KNAKMUHS REAL ESTATE

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Information deemed reliable but not guaranteed

