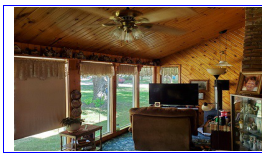
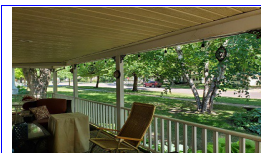


551 Rowland Street, Tracy



Listing Price: \$150,000 **MLS #:** 6011542
Ground Floor Living Area: 1,176 square feet
Parcel #: 31-104013-0
Legal Description: Ely 55' of lots 16-22, Block 5, 2nd Railway Addition, City of Tracy, Lyon County, MN
Taxes: \$1,298.00 (NH, 2019) **Assessments:** \$65.00 (inc)
Lot Size: 55' x 175'
Age: 1920s **Construction:** Frame
Siding: Vinyl **Roof:** Gable – Asphalt (2018)
Condition: Normal
Basement: Full, unfinished
Garage: 2-car detached
Windows: Casement & double hung
Driveway: Concrete approach, off of alley
Heating/Cooling: Natural gas forced air & central AC
Laundry Area: Off of kitchen
Deck/Patio/Fence: Covered wrap-around porch
Ceiling Insulation: Unknown
Wall Insulation: Unknown, added to when siding was replaced
Floor Covering: Carpet, ceramic tile & hardwoods

Main Level

Kitchen	10' x 8'	¾ Bath	6' x 7'
Living Room	11' x 15.5'	Bedroom 1	12' x 15'
Dining Room	11' x 15.5'	Laundry	7' x 10'
3-Season Porch	9.5' x 19'		

Upper Level

Bedroom 2	23' x 9'	Bedroom 3	15.5' x 9'
Full Bathroom with jetted tub			

Additional Information: 100 amp breaker electrical service, New roof in 2018, Electric water heater new in 2018, 2 gas fireplaces (living room & 3-season porch)

Inclusions: All appliances are negotiable

KNAKMUHS REAL ESTATE

154 Third Street, Tracy, MN
 Telephone #: 507-629-4618

www.knakmuhsagency.com

Information deemed reliable but not guaranteed

