

352 3rd Street, Tracy



Listing Price: \$78,000 **MLS #:** 6123761
Main Floor Living Area: 720 square feet
Parcel #: 31-102013 - Sly 40' of Lot 13, Block 1, 1st Railway Addition, City of Tracy, Lyon County, MN
Taxes: \$2,114.00 (H, 2021) **Assessments:** \$65.00 (inc)
Lot Size: 40' x 177'
Age: 1920s
Construction: Frame
Siding: Metal siding
Roof: Gable – Asphalt (2017)
Condition: Normal
Basement: Full under main level, unfinished
Garage: None
Windows: Casement & double hung
Driveway: None
Heating/Cooling: Natural forced air (2017), Central AC (unknown age)
Laundry Area: Basement
Deck/Patio/Fence: Back deck & ramp
Ceiling Insulation: Unknown
Wall Insulation: Unknown
Floor Covering: Carpets, laminate & vinyl



Back of the house

Main Floor
Kitchen 9'10" x 12'1" **Dining** 9'10" x 15'7"
Living Room 19' x 15'8", stairs have power-lift chair

Upstairs
Bedroom 1 11' x 13'1" **Bedroom 2** 10'4" x 9'6"
Bedroom 3 9'4" x 9'9" **¾ Bathroom** 5' x 6'6"

Basement
Unfinished but with storage and laundry area with the utilities serving the house

Additional Information: Just blocks from downtown Tracy; 100 amp breaker electrical service; Rented water softener; Owned RO drinking water system; Water heater was new in 2017 & uses electricity

Inclusions: All appliances are negotiable; sump pump

KNAKMUHS REAL ESTATE

154 Third Street, Tracy, MN

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Information deemed reliable but not guaranteed

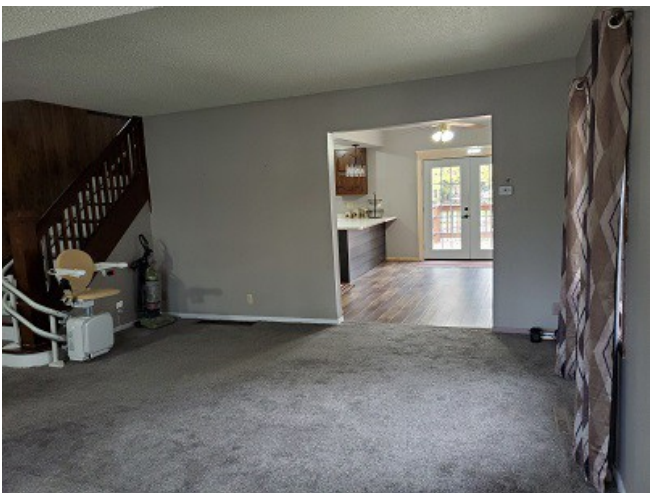




Kitchen & dining area



Living room



Living room in to kitchen



Upstairs bedroom 1



Renovated upstairs bathroom



Updated furnace in basement