

613 4th Street East, Tracy



Listing Price: \$195,000 **MLS #:** 6133561
Living Area: 1,362 square feet
Parcel #: 31-158007-Lot 7, Donaldson's Addition, City of Tracy, Lyon County, MN
Taxes: \$2,114.00 (H, 2021) **Assessments:** \$65.00 (inc)
Lot Size: 100' x 135'
Age: 1958
Construction: Frame
Siding: Seamless steel siding
Roof: Gable – Asphalt (approx 2005)
Condition: Normal
Basement: Full under main level, unfinished
Garage: Two-car attached
Windows: Casement, most replaced over past 20 years
Driveway: Concrete
Heating/Cooling: Natural gas boiler (2020), Central AC
Laundry Area: Basement
Deck/Patio/Fence: Front deck
Ceiling Insulation: Unknown
Wall Insulation: Added to with steel siding & lower level renovation
Floor Covering: Carpets, laminate, ceramic & vinyl

Main Floor

Kitchen 10'6" x 17'3" **Living Room** 23' x 12'6"

Upper

Bedroom 1 13' x 11'6" **Bedroom 2** 13' x 11'6"
Bedroom 3 10' x 11'6" **Full Bathroom** 7'6" x 6'

Lower

Family Room 14' x 21' **¾ Bathroom** 8'2" x 7'6"
Salon 11'9" x 14'4"

Basement

Laundry/Storage Area 9' x 19'
Utility Area 9' x 19'

Additional Information: 1 block from Sebastian Park & 2 blocks from Tracy Aquatic Center; 100 amp breaker electrical service; Owned water softener; Kitchen & bathrooms all have custom cabinets

Inclusions: All appliances are negotiable; sump pump



Back of the house

KNAKMUHS REAL ESTATE

154 Third Street, Tracy, MN

Telephone #: 507-629-4618

www.knakmuhsagency.com

Information deemed reliable but not guaranteed





Renovated kitchen with custom cabinets



Living room with large bay window



Alternate view of the kitchen



Bedroom 1 in upper level



Lower level family room with gas fireplace



Current salon could be converted back in to 4th bedroom