

248 North Street, Tracy



Listing Price: \$92,000 **MLS #:** 6031080
Ground Floor Living Area: 936 square feet
Parcel #: 31-138008-0
Legal Description: Lot 1, Block 2, W.O. Lichty's 4th Addition, City of Tracy, Lyon County, MN
Taxes: \$1,872.00 (2018) **Assessments:** \$568.52 (inc)
Lot Size: 74' x 160'
Age: 1950 **Construction:** Frame
Siding: Vinyl
Roof: Gable – Asphalt (2013)
Condition: Normal
Basement: Full, mostly finished, walk-out
Garage: Two-car detached
Windows: Casement
Driveway: Concrete & double hung
Heating/Cooling: Natural gas forced air, Central AC, baseboard electric supplemental heat in basement
Laundry Area: In basement in 2nd kitchen area
Deck/Patio/Fence: Backyard patio & deck
Ceiling Insulation: Unknown
Wall Insulation: Unknown, added in siding replacement
Floor Covering: Carpets, laminates & vinyl



Backyard deck, patio & fire pit

<u>Main Level</u>			
Kitchen	11' x 8.5'	Dining	10' x 13.5'
Living Room	21' x 11.5'	Bedroom	13' x 10'
Bedroom	13' x 10'	Full Bathroom	
<u>Up Stairs</u>			
Bedroom	24' x 14.5'	Desk area in hallway	
<u>Basement</u>			
Family Room	24' x 13.5'	Laundry/2nd Kitchen	
Finished Room	12' x 12' (no egress window)		
Bedroom	14' x 9' (with egress window)		

Additional Information: Shingles on house & garage new in 2013, New siding on house in 2007 & on garage in 2013, Central air new in 2015, Converted a tuck-under garage into legal bedroom in 2017, 100 amp breaker electrical service

Inclusions: All appliances are negotiable

KNAKMUHS REAL ESTATE

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Information deemed reliable but not guaranteed

