

# 651 3<sup>rd</sup> Street, Tracy



**Listing Price:** \$37,500      **MLS #:** 6027253  
**Ground Floor Area:** 1,072 square feet  
**Parcel #:** 31-104162-0  
**Legal Description:** S 10' of Lot 10 & all of Lot 9, Blk 23, 2<sup>nd</sup> Railway Addition to the City of Tracy, Lyon Co, MN  
**Taxes:** \$356.00 (2017)    **Assessments:** \$45.00 (inc)  
**Lot Size:** 60' x 177'  
**Age:** 1898  
**Construction:** Frame  
**Siding:** Vinyl (2016)  
**Roof:** Gable – Asphalt (2001 approx.)  
**Condition:** Normal  
**Basement:** Partial, unfinished  
**Garage:** Single car detached  
**Windows:** Double hung  
**Driveway:** Gravel, alley access  
**Heating/Cooling:** Natural gas forced air furnace, Central AC (not currently working)  
**Laundry Area:** In bathroom  
**Deck/Patio/Fence:** None  
**Ceiling Insulation:** Unknown  
**Wall Insulation:** Unknown, added to with siding replacement  
**Floor Covering:** Hardwoods & vinyl

**Main Level**

<b>Living Room</b>	<b>12' x 13'</b>	<b>Kitchen</b>	<b>11' x 15'</b>
<b>Dining Room</b>	<b>17' x 13'</b>	<b>Bedroom</b>	<b>10' x 10'</b>
<b>Bedroom</b>	<b>10' x 10'</b>	<b>Bedroom</b>	<b>8' x 15'</b>

**Full Bathroom with Laundry Area**

**Basement**  
**Storage & Utility Area**

**Additional Information:** Lots of renovations since current owner purchased the house in 2003: Refinished hardwood floors (2004), New water heater (2010), New furnace (2009), New curb-stop & water line (2014), Repaired & sealed foundation (2016), Replaced siding (2016), Updated kitchen & bathroom floor coverings (2017), Replaced storm doors (2016)

**Inclusions:** Sump pump

## KNAKMUHS REAL ESTATE

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Information deemed reliable but not guaranteed



Detached single car garage