

775 Otis Court, Tracy



Listing Price: \$67,500 **MLS #:** 6029451
Ground Floor Living Area: 1,040 square feet
Parcel #: 31-150001-0
Legal Description: Lot 2, Block 1, Athletic Field Addition, City of Tracy, Lyon County, MN
Taxes: \$872.00 (2017) **Assessments:** \$45.00 (inc)
Lot Size: 85' x 103'
Age: 1956
Construction: Frame
Siding: Wood
Roof: Gable – Asphalt (2008)
Condition: Normal
Basement: Full, partially finished
Garage: Single-car attached
Windows: Casement
Driveway: Concrete
Heating/Cooling: Natural gas forced air, Central AC
Laundry Area: In basement
Deck/Patio/Fence: Fully fenced backyard, front porch
Ceiling Insulation: Unknown
Wall Insulation: Unknown
Floor Covering: Hardwoods, carpets & ceramic tile

Main Level

Kitchen	8' x 11'8"	Dining	8' x 11'8"
Living Room	20' x 12'	Bedroom	10' x 11'8"
Bedroom	10' x 12'	Full Bathroom	

Basement

Family Room	21'3" x 12'11"	Utility & Laundry	
Finished Room	13'11" x 9'3"	(no egress window)	

Additional Information: Added seamless gutters when roof was replaced in 2007, Backyard fence added in 2016, New garage cement floor in 2016, Basement wall reinforced in 2016

Inclusions: All appliances are negotiable, Large backyard shed

KNAKMUHS REAL ESTATE

154 Third Street, Tracy, MN

Telephone #: 507-629-4618

www.knakmuhsagency.com

Information deemed reliable but not guaranteed



Fenced in backyard