

601 4th Street, Tracy



Listing Price: \$137,000 **MLS #:** 6159598
Living Area: 1,272 square feet
Parcel #: 31-104153-0, S 135' of lots 6, 7, &8, except westerly 30' of southerly 135' of lot 6, except northerly 4' of lots 6, 7 & 8, 2nd Railway Addition, City of Tracy, Lyon County, MN
Taxes: \$1,710.00 (H, 2021) **Assessments:** \$65.00 (inc)
Lot Size: 135' x 110'
Age: 1971
Construction: Frame
Siding: Vinyl siding
Roof: Gable – Asphalt (unknown age)
Condition: Normal
Basement: Full, partially finished, 2 egress windows
Garage: Two-car attached, heated
Windows: Casement, most replaced over past 10 years
Driveway: Concrete
Heating/Cooling: Natural gas forced air, Central AC
Laundry Area: Main floor
Deck/Patio/Fence: Back deck
Ceiling Insulation: Unknown
Wall Insulation: Added to with vinyl siding
Floor Covering: Carpets, vinyl, tile & laminate



Backyard deck

Main Floor

Kitchen	11'9" x 12'3"	Full Bathrm	8'7" x 5'
Living Room	13'5" x 13'9"	Dining Room	10' x 9'
Bedroom 1	10'5" x 13'1"	Bedroom 2	9'6"x11'7"
Laundry Room	8'7" x 13'3"	Office/Bed	9'7" x 9'11"

Basement

Family Room	9'6" x 20'	Utility Room	11'6"x15'
Bedroom 3	10'4" x 11'7"	Bedroom 4	8' x 11'2"
¾ Bathroom	7'10" x 5'		

Additional Information: Street assessment will attach with the 2022 property taxes, amount is still unknown; Large corner lot; 200 amp breaker electrical service; Owned water softener & owned water purification system

Inclusions: All appliances are negotiable

KNAKMUHS REAL ESTATE

154 Third Street, Tracy, MN

Telephone #: 507-629-4618

www.knakmuhsagency.com

Information deemed reliable but not guaranteed





View of kitchen as you enter the house from the garage



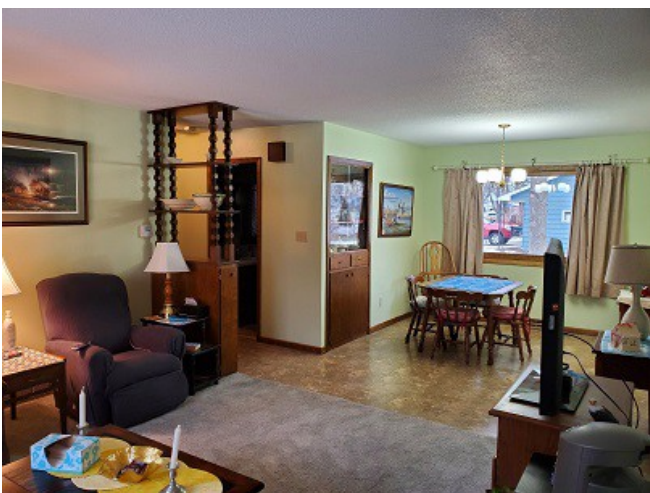
Bedroom 1



Renovated main floor full bathroom



10' x 16' shed



Living room in to the dining room



8' x 10' shed