

# 160 Tenth Street, Tracy

## \$60,900

**MLS #:** 5503566  
**Ground Floor Living Area:** 772 square feet  
**Parcel #:** 31-104307-0  
**Legal Description:** Lot 14 & N ½ of Lot 13, Block 37, 2<sup>nd</sup> Railway Addition, City of Tracy, Lyon County, MN  
**Taxes:** \$1,366.00 (NH, 2019)  
**Assessments:** \$45.00 (inc)  
**Lot Size:** 75' x 165'  
**Age:** 1947  
**Construction:** Frame  
**Siding:** Vinyl  
**Roof:** Gable – Asphalt (2018)  
**Condition:** Normal  
**Basement:** Full, unfinished but has ¾ bathroom  
**Garage:** 2-car detached  
**Windows:** Casement & double hung  
**Driveway:** Concrete approach, off of alley  
**Heating/Cooling:** Natural gas forced air (2011) & central AC (unknown age)  
**Laundry Area:** In basement  
**Deck/Patio/Fence:** Poured concrete patio, fenced backyard  
**Ceiling Insulation:** Unknown  
**Wall Insulation:** Unknown, added to when siding was replaced in 2002  
**Floor Covering:** Carpet, vinyl, ceramic tile & hardwoods



Map the property: 160 Tenth Street, Tracy, Minnesota 56175

### Main Floor

<b>Kitchen (L-shape)</b> 15'x7' & 6'x17'	<b>Living Room</b> 15' x 21'
<b>Bedroom 1</b> 13' x 12.5'	<b>Master ¾ Bathroom</b>
<b>Bedroom 2</b> 11.5' x 10'	<b>Bedroom 3</b> 11.5'x10.5'
<b>Dining Room</b> 10' x 14'	<b>Full Bath</b> 6.5' x 11'

### Basement

<b>Bedroom 4</b> 9.5' x 9.5'	<b>Bedroom 5</b> 10' x 10.5'
<b>¾ Bathroom</b> 8.5' x 6'	<b>Family Room</b>

Large & open storage area with utility access

**Additional Information:** 1 block from Sebastian Park & 2 blocks from Tracy Aquatic Center; 100 amp breaker electrical service; Owned water softener & reverse osmosis drinking water system, Kitchen appliances new in 2010; Fully renovated kitchen with Minnesota Cabinets and granite counter tops in 2010.

**Inclusions:** All appliances are negotiable; sump pump.

Information deemed reliable but not guaranteed.



## KNAKMUHS REAL ESTATE

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Please call to arrange a private viewing: 507-629-4618