

**\$79,900.00**

300 RIDGE ST. S. (PRICE  
REDUCED)

TROSKY, MN 56144

3 BEDROOMS  
1 3/4 BATHROOMS  
1,456 SQ. FT.  
728 MAIN FLOOR SQ. FT.

AGENT: LINDA VOS



### PROPERTY DESCRIPTION

Spacious 2 story home located in Trosky, MN. This home features an awesome over sized double attached garage that was built in 2006 that is insulated & includes in floor heat. Plus the perfect man cave area with room for 2 vehicles, workshop or even entertaining with hot tub and pool table. Garage also includes 3/4 bath with walk in shower and laundry. Kitchen has plenty of cabinets & pantry. Large formal dining room includes laminate flooring, patio door to south deck, beautiful original wood pillars & built in glass cabinets. Large carpeted living room with ceiling fan. Main floor office has hard wood flooring and convenient pocket doors. Office could potentially be used for main floor bedroom if desired. 3 upper level bedrooms -all with walk in closets plus full bath. Sellers are selling property AS IS. Sellers are offering to sell property fully furnished if buyer is interested

<b>Style:</b>	Single Family
<b>Year Built:</b>	1915
<b>Sq. Feet:</b>	1,456
<b>Main Floor Sq. Feet:</b>	728
<b># Stories:</b>	2
<b>Lot Size:</b>	75 x 150
<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	1 3/4
<b>Laundry:</b>	Main Floor
<b>Basement:</b>	Full Concrete Block Unfinished 2 sump pumps
<b>Garage:</b>	Attached 2 Stalls with Garage Door Openers In floor heat, insulated, includes laundry/bath

<b>Living Room:</b>	21' 3" x 13' Spacious, carpeted, ceiling fan,
<b>Dining Room:</b>	15' 6" x 13' 1" Laminate flooring, ceiling fan, patio door to south deck, built in cabinets
<b>Kitchen:</b>	11' 6" x 9' Wood cabinets, pantry
<b>Master Bedroom:</b>	12' 8" x 11' 7" Upper- NE-walk in closet
<b>Bedroom 2:</b>	8' 10" x 8' 9" Upper- West-walk in closet
<b>Bedroom 3:</b>	8' 10" x 8' 8" Upper- South-walk in closet
<b>Office:</b>	11' 7" x 11' 7" Main floor-office with hardwood flooring, pocket doors, Could be main floor bedroom also

<b>Roof:</b>	Steel
<b>Siding:</b>	wood lap
<b>Windows:</b>	Dble hung
<b>Insulation:</b>	Original
<b>Electrical:</b>	200 & 150 Amps Breakers 150 amp (house) 200 amp garage
<b>Plumbing:</b>	Mixed

<b>Water:</b>	City
<b>Sewer:</b>	Septic Tank
<b>Water Heater:</b>	Electric 5 years old

<b>Tax Info:</b>	\$396
<b>Assessments:</b>	\$36 RECYCLE FEE
<b>Market Value:</b>	\$45,900 (for tax)

<b>Heating:</b>	Forced Air Propane Fuel oil (Chandler Co- op) for house, Propane-(Nutrien) for garage	<b>Parcel #:</b>	20-200-1730	purposes only-2020) (estimated)
<b>Cooling:</b>	None window unit just in garage	<b>Legal:</b>	O.P. OF TROSKY N1/2 LOT 11 & ALL LOT 12 BLK 12	
		<b>Property ID:</b>	1713-LV	
		<b>Budget:</b>	City(water, sewer, garbage) \$36 month, Frontier phone/internet \$114.35, X-Cel Energy- \$106.67, Dish network- \$86.97	

**Other Amenities:**

microwave, stove, refrigerator, deck, Hot tub & pool table, \*\*Seller willing to sell house furnished if desired