

340 Elm Avenue West Additional Features and Amenities

Lot size: **121' X 432'** or **1.2 Acres** on the banks of **Wilson Creek** and across the street from **Menomonie Golf and Country Club!**

Enjoy **Wildlife** such as deer, raccoons, opossum, eagles, woodchucks, birds, owls and ducks.

Large Gazebo and **Fish Pond with Waterfalls**, **Large Deck**, **Covered Back Patio**, and **Perennials**.

Screened porch adjacent to Great Room.

Original house completely remodeled and added onto and all **New Windows** in 1997-1998.

Pine Moldings and Mop-boards and **6 Panel Pine Doors** in entire house.

Hickory cabinets in kitchen.

Spacious Master Suite with **2-person Jacuzzi Tub** and separate shower.

Tuck away ironing board in one of the **two Master walk-in-closets**.

Bedroom #2 on main level with own sink.

Full Bath next to bedroom #2. **Remodeled in 2015**.

Three additional Bedrooms in Finished Basement.

Family Room in Finished Basement has **drain roughed-in for future wet bar** if desired.

Stairs from Finished Basement Family Room **up to inside of the Garage** for privacy/accessibility.

Washer and Dryer in basement go with the house.

Closet for stack Washer and Dryer on Main Floor in Nook area.

Beautiful **Knotty Pine Bathroom** with **walk-in tiled shower** in Finished Basement.

Sump Pump in Finished Basement.

950' storage area, double utility sink, Washer and Dryer in Lower Level/Original Basement.

Three Glass Block Windows in Lower Level/Original Basement.

High efficiency Furnace/Air Conditioner. New **75-gallon hot water heater** in 2012.

All Rooms **cable ready**.

Abundant electrical outlets and switches throughout entire house.

Double Plus attached **Knotty Pine Garage (extra deep)** with **Epoxy floor**. **Extra storage** with ladder in Garage.

New asphalt **Driveway** in 2007.

All interior Finished Basement walls **insulated for sound**.

Outdoor and **extra lighting** for both Front and Back.

Play or storage area under stairs off Finished Basement North Bedroom.

"Barn" in back yard with access road on side of yard.

Attached **Potting Shed** adjacent to barn with open/shut windows for plants.

Fenced Yard for pets or small children.

New House Shingles in 2011.

Lighted stairway to Finished Basement.

Wood-Burning Fireplace in original Living Room; **Gas Fireplace** in Family Room.

Walk-a-bays in Dining Room and Nook off Kitchen.

New Barn Shingles in 2017.

New Dishwasher in 2018.

New carpeting in Family Room, stairs to Finished Basement, Finished Basement Family Room and South West Bedroom in 2018.

New Rain Gutters with Helmets in 2018.

New paint in entire house in 2018.

Two New Front Porch Outdoor Lights in 2018.

Blocked in one egress window, removed window well and filled in hole on South side of basement. Anchored every other course into foundation. Sealed block with foundation sealer in 2018.

Excavated West side of house and sealed Foundation in 2018.

Replaced Front Porch concrete steps in 2018.

Grounded out and tuck-pointed all mortar joints on Front Brick Porch in 2018.

Formed and poured new Chimney Cap 4" inches thick with 2" drip lip and water line for water run-off in 2018.

Caulked along asphalt on East side of house and along Front Brick Porch on North side of house in 2018.

New Landscaping done in Front Yard, West side of house and Back Yard in 2018.