

**W23494 American Heights Lane,  
Arcadia, Wisconsin  
Call Ron Rumpel 608-323-0369**

***For Sale*  
*\$459,000***



This magnificent home has 5 bedrooms, 3 baths, home office, billiard and table tennis area, craft area, vaulted ceiling two-story great room, dining area, living room area, island kitchen area, workout room, sauna, oversized 1,145 Sq. Ft. three car garage, and 1,358 Sq. Ft. wrap-around deck.

Today, according to Willis from Beaver Builders (Whitehall, WI.) the average building costs in Trempealeau County run \$135/per sq. ft. and the finer appointed homes are costing in the \$150/per sq. ft. excluding the cost of this 6.35 acre \$50,000 lot. This would translate to a current building cost for this home in 2015 ranging from \$671,000 to \$740,000. The replacement value according to the insurance replacement cost insurance policy is \$650,000. You can buy it for \$459,000 at 30% to 38% BELOW current building costs and have move-in ready right now.

**Facts** (See **BESTPLACEINARCADIA.COM** for more information and video)

- |                                    |                                      |                                |
|------------------------------------|--------------------------------------|--------------------------------|
| ▪ Wooded Lot: 6.38 acres           | ▪ Office within French Doors         | ▪ Two fireplaces               |
| ▪ 4,600 sq. ft. single family home | ▪ Sauna                              | ▪ Price/sq. ft.: \$89          |
| ▪ Built in 2005                    | ▪ Jacuzzi / oversized bath           | ▪ Two separate sets of stairs  |
| ▪ Cooling: Central                 | ▪ Over-sized three car garage        | ▪ Satellite HDTV throughout    |
| ▪ Heating: Forced air and In-floor | ▪ 1,358 Sq. Ft. wrap-around deck     | ▪ Steaming High Speed Internet |
| ▪ Five Bedrooms                    | ▪ Vaulted ceilings                   | ▪ Mother-In-Law Suite with     |
| ▪ Three Bathrooms                  | ▪ Billiard, table-tennis, craft area | separate home entrance         |

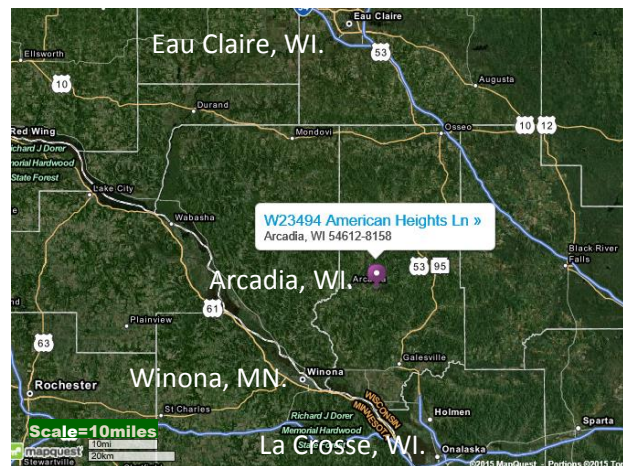


## **Features**

- Gorgeous granite floors, granite countertops top quality cabinetry in kitchen & bathrooms
- Solid oak doors though-out house
- Two hand-cut stone fireplaces, one set up for gas, the other can be either gas or wood
- Brazilian cherry hardwood floors
- Separate Redundant Dual Heating Systems with In-floor heating
- Workout room and sauna
- Cherry wood main staircase as well as a second back stairway
- Separate entry from garage to a mother-in-law apartment area
- and other lavish appointments and appliances of the finest quality
- Nice landscaping and hilltop vistas

## **Travel Distances:**

- Nearest Gas Station: 3.5 Miles
- Grocery Store 3.8 Miles
- Downtown Arcadia: 4 Miles
- Onalaska / La Crosse: 25 Miles
- Winona: 26 Miles
- Eau Claire: 41 Miles
- Twin Cities: 120 Miles
- Bloomington, MN 141 Miles



## **Directions:**

### **From the Eau Claire (Bloomington, Twin Cities):**

- Heading south on 94
- Take WI-93 exit, turn right toward Eleva for 40.2 miles to Arcadia (See KWIK TRIP #413 is on the corner)
- Turn Left on WI-93 for 1.7 mi to County Road T
- Turn right onto County Hwy-T/County Road T. and go 1.1 miles
- Turn left onto American Heights Ln and go about 0.8 miles to W23494 Big Gray house on Left

### **From the Onalaska, La Crosse:**

- Head north on WI-53 for 18 miles from La Crosse/Onalaska
- Take WI-93 exit, turn right toward Eleva for 13.4 miles to Arcadia (See KWIK TRIP #413 is on the corner)
- Turn right on WI-93 for 1.7 mi to County Road T
- Turn right onto County Hwy-T/County Road T. and go 1.1 miles



- Turn left onto American Heights Ln and go about 0.8 miles to W23494 Big Gray house on Left

**Views:** Spectacular view vistas, wooded lots, wrap-around decks



**Ariel View House:**





**House Views:**



As builders, we have refined the design to be maintenance-free, asthenic pleasing, and very functional.

**Wrap Around Deck 1,358 Sq. Ft. (66 x 10, 13 x 24, 13 x 29):**



The desk which goes from front to back has plenty of room to sit and enjoy the outdoors.

**Great Room (29 x 33):**





The great room is the social center of the house, where you can watch TV, cook dinner, entertain, or do homework. Even larger groups can easily fit in this room, without it losing its cozy feeling for two.

**Kitchen (12 x 13):**

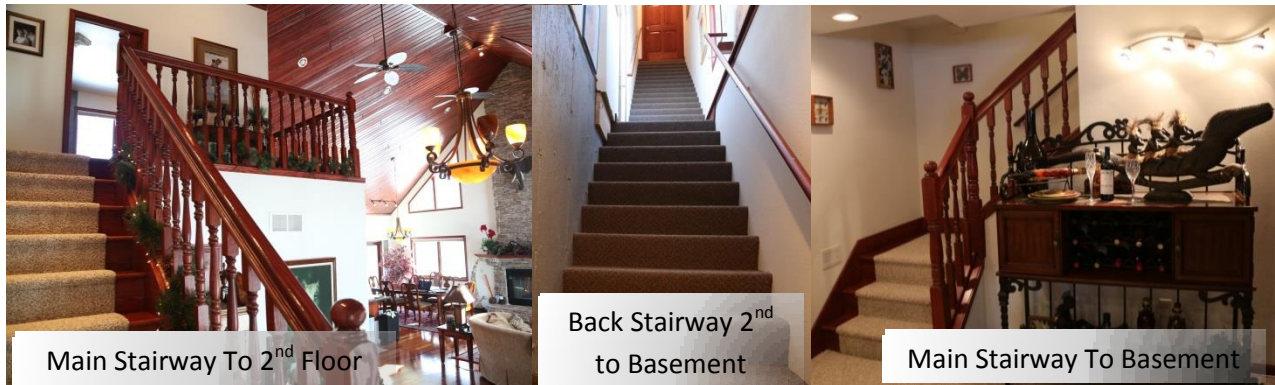


**Great Room (29 x 33):**





**Stairs:**



The stairways are their own works of art, which include 2 sets of stairs to each floor.

**Master Bedroom (15 x 22):**



The master bedroom suite has its own bathroom, and his and her closets. All bathrooms have granite countertops and granite floors, brought in directly from China.

**Master Bath / Shower (11 x 12):**

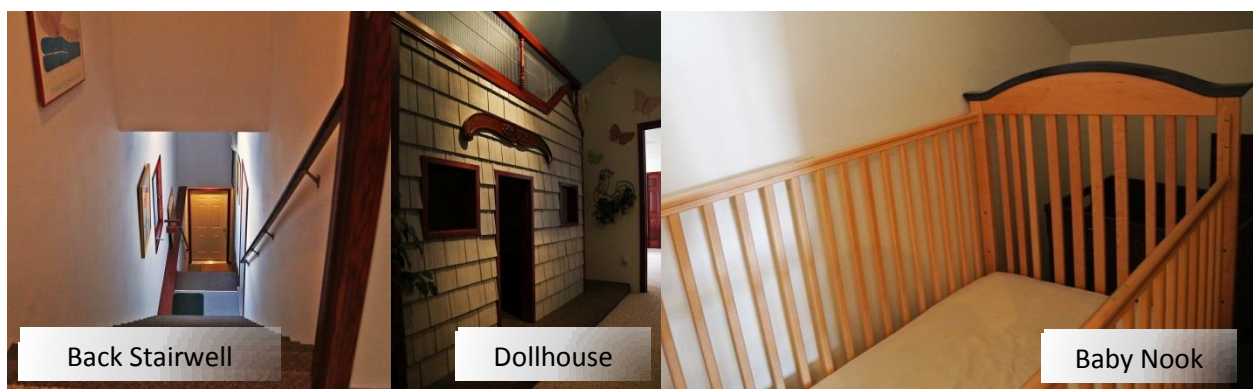


**2<sup>nd</sup> Bedroom/Mother-in-Law Suite (28 x 16):**



This huge bedroom is designed to be a stand-alone mother-in-law suite. It has its own garage and basement access, without having access to rest of house. Also, Doll house can be converted to turning suite into its own living quarter area. The current set-up is great for kids and grandkids. The Doll house is two stories and matches the house's exterior.

**2<sup>nd</sup> Bedroom Back Stairway / Life-Size Dollhouse (11 x 11)/ Baby Nook:**



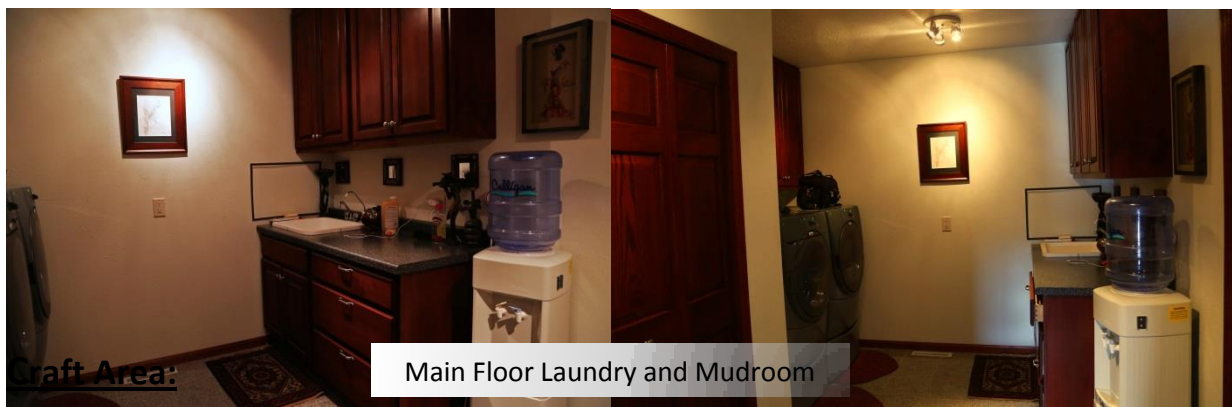


**3<sup>rd</sup> (13 x 11) and 4<sup>th</sup> (13 x 15) Bedrooms on Main Floor:**



These bedrooms are roomy, and one has his and her closets.

**Main Floor Laundry and Mudroom (10 x 13):**



The main floor laundry room is just off the garage and has plenty of room in the closet for winter coats, and well as cleaning supplies and to do the laundry. It also has a sink and double osmosis water filter.

**The Hallways:**



The main hallway includes a locked gun closet and built-in safe.



**Downstairs Living Room (13 x 17) / Craft Area / Bar (10 x 15):**



This is the backup living area to the great room. With two, teenagers and entertain friends and mom and dad can cook dinner upstairs, without being in each other's space. The living room has a gas fireplace for those cold Wisconsin winters.

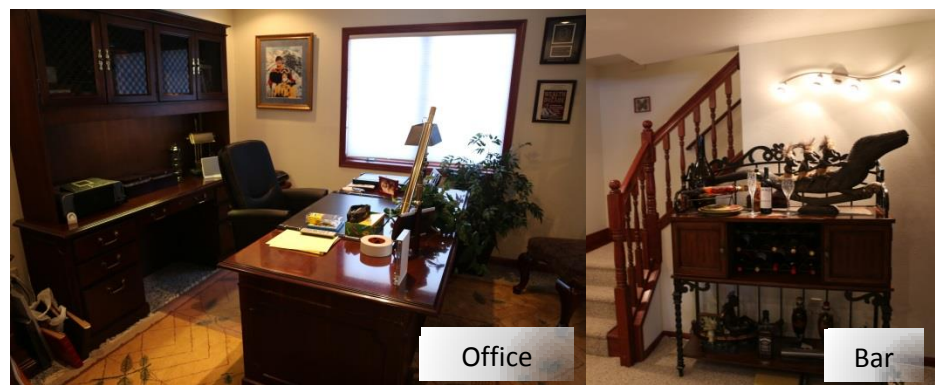
**Billiard Area / Table Tennis (13 x 15) / Darts:**



The billiard area is also used for table tennis, which fits on top of pool table. There is also a covered porch just off this room.

**Office (12 x 12)/ Bar Area (10 x 15):**

This office lets you have privacy to work, while still being close to your family. French doors lead to pool or living room. The view is peaceful and from the office window.



**Workout Room (15 x 17) / Sauna (5 x 10):**



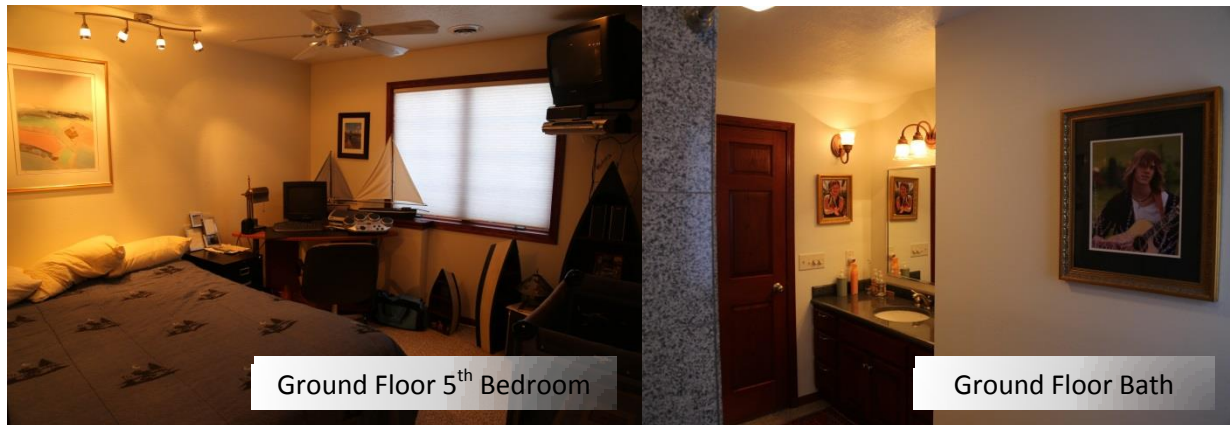
After a long day, it is nice to use your house as your own personal spa. Workout, sauna and then go upstairs and have a long Jacuzzi or hot bath.

**Main Floor Bath / Jacuzzi (11 x 10 ½):**





**5<sup>th</sup> Ground Floor Bedroom (11x12) / Downstairs Bath / Shower (10 x 12):**

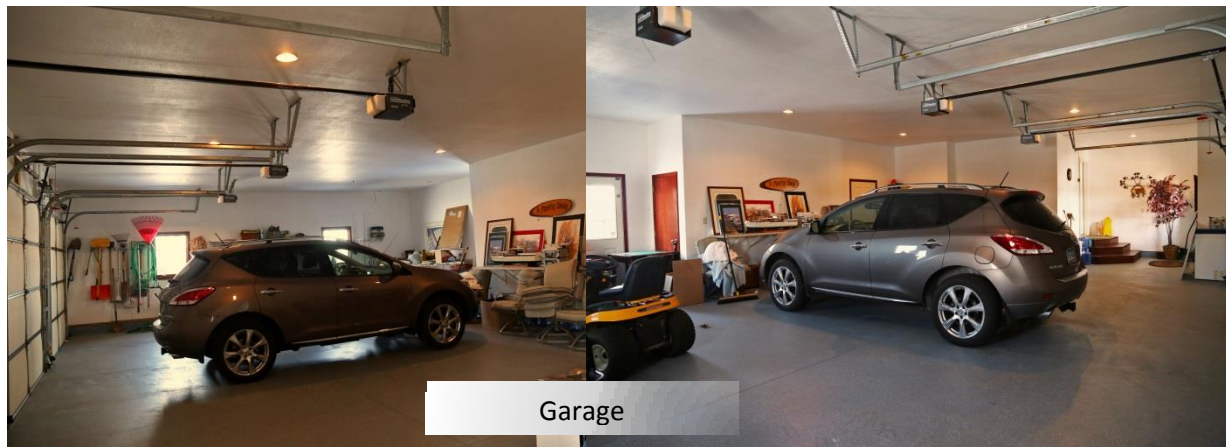


Ground Floor 5<sup>th</sup> Bedroom

Ground Floor Bath

This ground floor bedroom is very quiet and has an adjacent bathroom, shower and workout area.

**Oversized Three Car Garage (45 x 28; 1,145 Sq. Ft.):**



Garage

The oversized three car garage has a landing as you enter in the laundry room and a separate entrance to the mother-in-law suite or ground level. There are also two work benches and a storage closet in the garage. The garage has been cleaned and maintained in the same manner as any room in the house.

**Other information:**

If you are interested in viewing the home, it is by appointment only. Call Ron Rumpel at 608-323-0369 to schedule an appointment. Thank you for your time. Also see [BESTPLACEINARCADIA.COM](http://BESTPLACEINARCADIA.COM).

