24610 3RD STREET

Trempealeau, WI

PROPERTY IMPROVEMENTS

- Exotic Acacia 3/4" hardwood flooring throughout main level
- New AC unit 2026
- 6" commercial gutters with leaf guards
- New garage door (main level) 2022
- Garage & shed epoxy floors 2016
- New roof & fascia 2022
- Repairs to concrete driveway
- Interior wall removed to enjoy river views
- Carpet in 2020
- Kitchen--2016
  - Amish built cabinetry with built in pantry & spice slide outs, storage, & racks
  - Custom leaded glass by Stained Glass Master from Winona
  - Kitchen Aid appliances
    - Dual fuel 6 burner range
    - Lighted hood with fan & 2 heat lamps
    - Convection/airfry microwave
    - Dishwasher (lowest decibles)
    - Fridge/freezer with ice & water
    - Custom range backsplash with shelf
    - Custom Cambria quartz countertops
    - Butlers pantry
      - Beverage fridge
  - Lighting
    - Under cabinet LED (dimmable)
    - In-Cabinet LED
    - Toe-kick LED lighting
    - Island lighting (dimmable)
    - 3 areas with USB ports
    - 2 outlets in island



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Trempealeau, WI

AMENITIES

- 3 zoned heated floors (lower level, upper garage, lower garage)
- Forced air through entire house with 2 air handlers & 2 AC units
- Ambient & specialty lighting on main level
- All upper outlets on a switch
- All ceiling fans & lights switched individually (2 with remotes)
- Cove ceiling with accent lighting in dining room (dimable)
- Whole home speaker system with multiple volume controls on all 3 levels and the deck
- Central vac throughout (includes garage & both kitchens)
- Gourmet kitchen
- Upgraded blinds on main level (upper window by remote)
- Hobby garage/shed with heat and AC
- Greenhouse with 2 raised beds
- Irrigation system
- 360° views of the beautiful river and bluffs
- Income potential with the lower level suite
- Large private Yard
- Covered deck
- Laundry shoot
- Several new community improvements coming to the Trempealeau area in the next couple years--see below



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Trempealeu, WI

LOCAL AMENITIES

• School	5 blocks
• Park	2 blocks
• Taverns	2 blocks
• Village Hall	1 block
• Bank & Post Office	1 block
• Trempealeau Hotel	2 blocks
• Shopping	2 blocks
• Trails	1-2 blocks
• Lock & Dam	5 blocks
• Marina	5 blocks
• Boat Launch	5 bocks
• Sullivan's Supper Club	2 miles
• Perrot Park	2 miles
• Trempealeau Golf Course	1 mile
• Lakes Fishing	1 mile
• National Refuge	4 miles
• Elmaro Winery	4 miles
• Agribusiness	6 miles
• Gym	1 mile
• Library	7 blocks

Many nearby trails for hiking/biking, and kayaking. Safe for kids to walk, play, & go fishing. There is also a community pool for all ages. A new 20 acre park with many amenities will open in spring 2026 with a basketball and pickle ball courts, baseball diamonds and walking paths, plus a picnic shelter with a kitchen, and eventually a new pool.



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