

75.76 Acres, N3732 Square Bluff Road, Blair, WI 54616

AMENITIES:

Sited on one of the higher ridges in Trempealeau County, this custom designed Riverbend oak timber frame commands a 360° view of the surrounding countryside giving the owners both sunrise and sunset views. The home was designed using banks of Pella Designer series windows and French doors with integral blinds as well as Velux skylights to flood the interior with light, bringing the outdoors inside.

The home utilizes other energy saving features including: Insulspan SIP walls and roof deck, in-floor radiant heat supplied by a Waterfurnace Synergy3 water to water heat exchanger connected to a horizontal loop geothermal system, indirect florescent lighting and passive solar features.

Other unique **exterior** construction details include:

- Vande Hey Raleigh concrete tile roof
- Stucco and cedar cladding
- Hand selected native limestone veneer
- Custom made 2" solid cherry exterior doors with hand-forged hardware
- Colored imprinted concrete garage pad with aggregate trim and walkways
- Low voltage wiring for landscape lighting
- Exterior sound system
- 13 KW LP back-up generator

The home's interior has many unique design features and amenities, including:

- Custom designed, stamped and colored concrete floors throughout house with in-floor heat
- Custom made solid ash kitchen and bath cabinetry
- Vermont slate counter tops and kitchen sink
- Sub-Zero 700 series upright refrigerator plus two sets of refrigerator and freezer drawers with custom cabinet faces
- Tulikivi LLU 1250 wood burning masonry fireplace with bake oven (pizza!) and cooktop
- Woodwaiter wood lift (basement to kitchen)
- Dacor Epicure Series 48" dual fuel 6 burner (all 15,000 BTU) professional style convection range with double ovens (electric and LP gas – 250 gal buried propane tank purchased by owners, installed by Countryside Cooperative LP supplier)
- Thermador HD 154TS high capacity roof-vented range hood with variable control and lights
- Kitchen Aid s.s. dishwasher installed 2011 with 5 year limited and lifetime warranty on s.s. tub and door liner
- Cantilevered dining area and walkway
- 8' x 16' sunroom off kitchen with vented Velux skylights
- 16' x 24' prestressed concrete deck off kitchen accessed by a double set of French doors; deck has propane outlet for gas grill
- Rejuvenation lighting throughout with custom designed central chandelier
- Kohler and KWC fixtures throughout

- Both guest and master bath custom designed and tiled with a combination of multi-colored slate and Italian stone
- Guest bath has custom designed California edged glass partition
- Master bath has both a sunken whirlpool bath and glass enclosed shower with Kohler vertical body spa with waterfall feature and Thermasol steam bath
- Stone Forest hand crafted granite double sink bowls
- Gas fireplace in master bedroom with thermostatic remote control
- Tulikivi customized TTU 2700 free-standing fireplace with glass doors on both sides
- York freestanding spiral staircase (in addition to the standard stairway)
- Living room bar area (includes closet with refrigerator)
- Russound whole house audio (4 keypads, 12 volume controls)
- Smarthome computer controlled lighting
- CAT5 and cable (satellite) network throughout
- Verizon "Home Fusion" 4G wireless high speed internet
- Dish Network HD
- 2 phone lines
- Water Furnace Synergy 3 geothermal furnace with back-up radiant heat and AC
- Aprilaire whole house humidifier
- Summeraire central air exchanger with heat recovery ventilator
- Whole house water softener and sediment filter
- 80 gal Bradford-White electric hot water heater (installed 2008 with 10 year warranty)
- Security system Napco "Gemini" (2 keypads and remotes)

Other amenities:

- Newly constructed (2011) 40' x 60' garage/workshop, in-floor heat ready (4 zones)
- Beautifully landscaped exterior with deer fence (2 acres surrounding house)

A complex of several buildings is located below the house. This complex has its own electrical service and well (installed 2002-2003). Among the features are:

- 24' x 24' 2 story gothic-style barn with metal standing seam roof (2003), wood and fiber cement clad exterior
- 16' x 16' insulated concrete-floored poultry (or other) house with water and electrical
- 12' x 12' garden shed with electrical
- 12' x 24' FarmTek storage shed
- 8' x 20' FarmTek animal hutch with custom panels
- 8' x 20' firewood shed
- Deer fenced garden area with water supply and raised beds
- 34.1 acres cropland currently in alfalfa but majority suitable for orchard/vineyard conversion, livestock and/or horses

In addition to its incredible scenic beauty this property has roughly 20 acres of woods with walking trails, pond, wild blackberries and silver maples suitable for maple syrup. A unique retreat for cross-country skiing, snowshoeing and hunting.