

**Residential
New Listing**

**827 Broadway Street
Eau Claire, WI 54703**

L \$260,000



Type: **Single Family**
 Style: **2 Story**
 Bedrooms: **3**
 Full Baths: **2**
 Partial Baths: **0**
 Acreage: **0.19**
 Apx Fin AG: **1,500**
 Apx Fin BG: **0**
 Apx Fin SqFt: **1,500**
 Manufactured: **No**

County: **Eau Claire**
 Area: **2 Story**
 School Dist: **Eau Claire**
 Garage Cap: **2**
 Garage Type: **Detached**
 Year Built: **1891**
 Taxes/Yr: **\$3,906.71 / 2021**



ROOM	LEVEL	EST SIZE	FLOOR	ROOM	LEVEL	EST SIZE	FLOOR
Living Room	M	15 x 13	Hardwood	Mudroom	M	19 x 8	LVT plank
Dining Area	M	10 x 10	Hardwood	Bathroom	U	5 x 10	Tile
Bedroom	M	13 x 12	Hardwood	Bedroom	U	10 x 17	Hardwood
Bathroom	M	6 x 6	Tile	Bedroom	U	10 x 12	Hardwood
Kitchen	M	12 x 20	Hardwood				

Included: **Dishwasher, Range / Oven, Refrigerator, washer, dryer**

Basement: **Unfinished**
 Driveway: **Blacktop**
 Fireplace: **None**
 Fuel Source: **Gas**
 Outbuildings: **None**
 Sewer: **City Sewer**
 Water: **City Water**
 Exterior: **Asbestos**

Cooling: **Central**
 Electric: **Circuit Breaker**
 Foundation: **Poured Concrete**
 Heating: **Forced Air**
 Patio Deck: **Deck**
 Showing: **Call 715-450-1876**
 Water Heater: **Natural Gas**
 Zoning: **Residential**

This charming 2-story craftsman-style home in the Randall Park neighborhood was completely renovated in 2019 and contains all of its beautiful original maple hardwood floors. The kitchen's floor plan was opened up to show off the stainless-steel appliances and Shaker cabinets. The cabinets are dove-tail, soft close with a beautiful island as a statement piece. A mudroom off the kitchen was an addition must-have with the relocation of the laundry room to the first floor. No more stairs to the basement to do laundry! The first floor has a primary bedroom and full bath. The second floor has a full bath and 2 bedrooms. The basement was included in the renovation, as well and is clean & ready for crafting or a play area. Not one square inch of this 3-bedroom, 2-bathroom home was overlooked. The roof, windows, HVAC system, electrical, plumbing, and insulation have all been replaced. The property is ENERGY efficient! This home is packaged up in muted blue & gray-toned finishes to give a wide-open, modern feel. The property has a detached 30 x 34 two-car garage with room for a workshop which includes a 100AMP sub-panel. The driveway has been newly paved. This is a dream garage for any handyman or artist. Set in a premier location across from Lakeshore Elementary, this home is in close walking distance to local parks and the Chippewa River State Trail system for easy access to Carson Park. This property is close to the Mayo Hospital and Downtown. Perfect Property to Call Home!