

Special Features and Highlights

W10083 Pepin View Lane N., Pepin WI 54759

Overall home

- Custom-built in 2015, designed by Owner/Architect
- High-end H Windows throughout the home which flip over inside for easy cleaning
- Handicap accessible doors, levered door handles, roll-under vanity in Owners' Suite, wide hallways, raised toilets, and space framed to accommodate a future elevator if needed (pantry/wine cellar areas)
- Red oak trim around doors, windows, baseboards
- 10 foot ceilings in main living areas on both levels, 9 foot in bedrooms and bathrooms
- LP/Smartboard siding for beauty and durability
- Architectural shingles are original to the home build (2015) and have a 50 year warranty
- Entire home perimeter (including all windows) is wired for the installation of a security system, if wanted by a future owner. Gray wires in the mechanical room on the lower level are where all security system wires connect
- High speed internet (line of sight/satellite) with HBC

Main level

- South facing windows tinted with Sun Control film (lake side)
- Custom made Amish cabinets, with additional pull out drawers in cabinets and soft close drawers, designed to coordinate with the dining table
- Under cabinet lights in kitchen, with additional wiring in place and connected to a kitchen light switch for future addition of upper cabinet lights
- Kitchen island is oversized, two level
- Gas kitchen range with double ovens and large overhead hood

- Kitchen appliances are slate stainless
- Walk-in pantry has automatic lights for ease of access. Pantry is also framed for repurposing as an elevator in the future
- Main level office built with a space set aside for a closet in case a bedroom is wanted. Pull down Murphy wall bed stays with the home
- Beautiful gas fireplace with stacked stone and stone hearth
- Stunning wood red birch floors throughout most of this level. Owners will have these floors re-finished prior to close at their expense
- Wood floors have cherry wood banding around the fireplace and around the island, beautiful detail
- Heated floor in Owners' bathroom suite (ceramic tile) - bedroom & closet (hardwood floors). Owners' ensuite has a standalone, fiberglass jetted tub and separate shower stall, and the double vanity has one traditional side and the other side is lowered for wheelchair capability in future
- Double sided fireplace between the Owner's suite and bathroom provides views from the spa jetted bathtub into the bedroom and through to the outside
- Massive wraparound deck wraps around the back of the home, from the garage all the way to the master bedroom, and there are no stairs
- Railing is weathered cedar and wire for an unobstructed view of Lake Pepin, and the decking is a worry-free Bamboo composite
- Deck has ceiling fan over the area just off the kitchen
- Outdoor kitchen on deck has sink installed and gas line pulled for grill

Lower level

- Stamped, colored cement floors for durability and ease
- Luxurious steam shower in lower level bathroom
- Heated floors in lower level of home
- Extra kitchen in the lower level with access to the lower level garage
- Space designated in family room for future bar

Garages

- Two 3 car garages
 - Three stalls on grade, wired and plumbed for radiant heat for a future owner to hook up
 - Heated floors not hooked up in upper garage
 - Gas line run (not hooked up) to power gas grill on deck outside the kitchen
 - Three stalls on walkout lower level with heated floors and one overhead door (one stall) on the lake side

Outdoor Spaces and Grounds

- Updated landscaping (2019) with retaining walls and paver patio and fire pit looking out of the water
- Fully fenced yard with special “deer fencing” to keep the deer out
- New solar-powered panel with 4 remotes to control opening and closing the gate at the end of the driveway
- Association fee covers snow plowing and maintenance on the shared road, NOT the property driveway
- There’s a water spigot in the vineyard area of the yard for watering the vines; it has a heavy duty pump on it
- Approximately one acre of producing Frontenac grape vines are prominently located along the drive in to the home
- Frontenac grapes, a ‘cold climate’ grape developed at the U of M are the vast majority of vines on the property and are sold annually to the award-winning Elmaro Winery in Trempealeau, Wisconsin
- The rest of the grapes are one row of “Bluebell’ which they use to make grape jelly, and one row Somerset Seedless grapes, which are similar to a Champagne grape, used for jelly, table grapes and recipes such as Champagne Chicken
- Grapes are picked around the 3rd week of September
- Sellers stipulate that they are able to complete the fall 2024 grape harvest, even after the property changes hands, and after that Buyers may choose to discontinue growing if they wish

- Revenue from the grape harvest has potential to pay for the property taxes
- Seller has kept a log of all of the work done over the years on the property which will be available to a future buyer
- Seller is willing to work side-by-side with Buyers to help them learn the business

Mechanicals

- 100 gallon electric water heater
- Lifebreath Heat Recovery Ventilator (HRV) installed
- Boiler system for the hot water heat in the basement
- Owned water softener
- Septic system alarm
- There are two sump pits, no pumps - one in the mechanical room in the basement, the other in the lower level garage
- Septic (mound) system is compliant for a fourth bedroom; new pump and float installed February 2024; last pumped in 2023

Items that stay with the home:

- Refrigerator, microwave, range, range hood, dishwasher
- Washer, dryer, water softener (owned)
- Refrigerator and freezer from lower level kitchen
- Dining room table with leaves and eight chairs, and bar chairs in main kitchen
- Wine cellar shelving, pantry shelving
- Outdoor kitchen sink from deck
- Fold-down Murphy bed located in the home office

Items available for sale:

- 2015 Kubota tractor with belly mower, loader, and tiller (\$13,000)
- 2022 83" x 14' Trailer single axle 5,200 weight capacity(\$4200)
- Honda Push self propelled 3 in 1 lawn mower (\$400.00)
- Extreme Auger 8.5 HP/26" Snowblower (\$300.00)
- Vineyard supplies: Five macrobins that hold 1000# each; 11 picking bins, spraying equipment, 25 grow tubes, 48 grape fork cutters, Tapener, tape, staples, bird box with chip and speaker, kites, Vee Gee Refractometer, Oakton 30 PH tester, Moldex 8000 respirator & filters
= \$2,500.00