



## "The Parsonage"

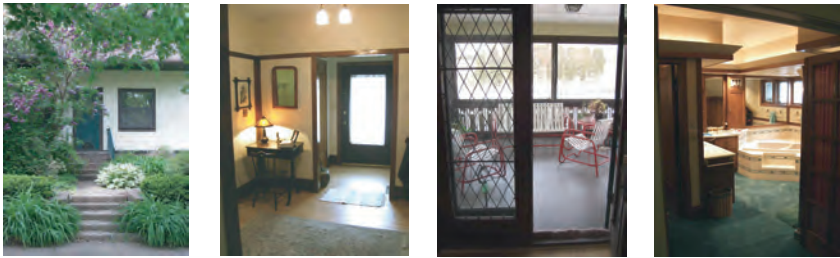
403 Third Avenue, Eau Claire, Wisconsin  
 designated as an historic building 1983  
 City of Eau Claire Landmark Commission

The home was built in 1915 by the architectural firm of Purcell and Elmslie of Minneapolis and was originally commissioned as the parsonage for the nearby Congregational Church.

Located in Eau Claire, Wisconsin, which is 90 miles due east of Minneapolis, it is within the historic Randall Park neighborhood. The home is between downtown and Water St., just 2 blocks from the University of Wisconsin–Eau Claire campus and shopping and eating along historic Water Street as well.

Sited on a double city lot, it is within two blocks of the Chippewa River and located facing Randall Park with beautiful and private year-around views. Carson Park with facilities for many spectator sports, picnicking and fishing is within eight blocks. Owen Park is two blocks away, it runs along the Chippewa River and houses the city Bandshell as well as other events.

For more information or to see the home, contact:  
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HOME: LR, DR, Library, 5 Bdrm, 2.5 Bath, 3 story  
 LOT: 126x125 (double lot)  
 SQ FT: 3172 (not including finished basement)  
 GARAGE: 2 car +, with extra external parking on lot

**BASEMENT:** Main room; separate office w/ storage; Laundry area; Shop with separate entry to outside.

**1st FLOOR:** Very large LR with built-in cupboard (leaded glass), original fireplace (gas insert) and large picture window; DR w/ original built-in buffet (leaded glass) and attached screen porch; Library with shelves on three walls and fireplace with efficient wood burning insert and separate entrance; Modern kitchen; 1/2 bath, Pantry, mudroom rear entrance and deck outside rear entrance.

**2nd FLOOR:** Mstr Bedroom with adjoining bath including walk-in shower, separate toilet and bidet, hot tub, large closet, walk-in closet and built-in storage; Guest Bedroom is large with walk-in closet; 3rd Bedroom is smaller with walk-in closet. A sleeping porch is located on the second floor facing east.

**3rd FLOOR:** Two rooms with large closets and walk-in storage along eaves. One room has sink.

**YARD:** Has perennial gardens on each side of house with in-ground sprinkler; separate fenced vegetable garden adjacent to garage also has in-ground sprinkler. The yard is well treed (pines, cedars, crabs, maples, walnut) with hedges for privacy.

**INSIDE:** Most hardware and trim throughout the home is original. Water is softened and kitchen has filtered drinking water. There are two heating/cooling systems, one serves basement/1st floors and the other 2nd/3rd floors. Five entryways including one directly to basement and another to the library.

- The house is very open and light, the windows with eaves allow for great ventilation even when raining
- The pitch of the roof leaves plenty of walk-in closet space on both the second and third floors.
- The basement is finished with wallpaper and suitable for a living room with separate laundry partition, shop and office.
- The third floor is a separate two room "apartment-like" space with a sink.
- The master bedroom adjoins the master bath with hot tub and lots of storage.
- The primary windows face Randall Park for beautiful views to the west.
- Everything that we need is nearby; grocery, restaurants, bars, library, parks, river
- The yard is spacious with perennial flowers and plants

represented by  
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