

This 19th Century Queen Anne Victorian home is an heirloom piece of Waupaca History. Originally the C.A. Spencer House, then the Mirror Lake Hospital from 1936-1955, holds historical significance in the heart of downtown at 301 E Lake Street, Waupaca. Present day, one will be pleased to find so much of the original detail and character of the home frozen in time.

When you enter this impressive home through the covered front porch and past the charming swing, the ornate stairway greets you in the foyer. The large footprint of the home spans over 2 floors of living space. Entering into the original parlor room, the distinctive coal fireplace is a beautiful decorative touch with ceramic gold tiles surrounding it. A spacious living room and dining room have amazing detail within the gorgeous hardwood floors. The updated Kitchen can be totally customizable with all moveable cabinet pieces. New stainless steel appliances include a gas stove with pot filler, refrigerator, dishwasher and microwave. Windows in the kitchen are new as well.

Both the main floor and upstairs bathrooms have been updated with a classic black and white tiled aesthetic. The main floor bathroom is complete with a walk in shower while the upstairs has a striking black clawfoot tub. All 4 bedrooms are located upstairs which can be accessed from the main stairway or the back stairway off the kitchen area. The primary suite is connected to the bathroom through a walk-in closet. For convenience the laundry is now located in the upstairs bathroom as well. Unique to the architecture of the home, all bedrooms have 3 way cross ventilation windows. Beautiful stained glass pour natural light through the many windows of the home.

The back covered porch off of the mudroom leads to the fenced in double lot. Complete with a magical vine covered pergola, fenced gardens with raised beds, perennials throughout including hops, apple trees, a firepit area and a large patio perfect for entertaining within your own private secret garden. The original carriage house and a drive through 2+car garage with upstairs storage rounds out this impressive package.

Many updates include Roof in 2021 (50yr transferable warranty), all new Plumbing (including new pex lines and arterial line to the street), new wiring on back half of house when kitchen and bathrooms were renovated. Furnace and A/C are 10 years old and a newer on-demand hot water heater can be found in the full basement with a canning room and plenty of storage space. One could also finish space in Attic with stairway off hall upstairs.

For more detailed information, please visit:

<https://www.cityofwaupaca.org/development/historic-preservation/mirror-lake-hospital-c-a-spencer-house/>