

THE HOME OF JIM AND HELEN HOLMAN

719 S. HASKELL
ARNOLD, NE. 69120

Ours is not the normal house, in area nor design. The house has 5460 square feet of living space - **LARGE!** A real bargain at our asking price of \$135,000.

It was built as a community hospital in 1931. The materials in it are far above today's standards. We have completely refinished it since we bought it in 1973. That includes completely replacing wiring, plumbing, interiors - walls, ceiling, lights, etc.. We actually moved into the main floor in 1979. After that we really changed things.

Construction is red tile block from the basement foundation to the roof line with white stucco and gray trim. The heat system is low pressure steam. The family room has a down draft propane furnace. All water heaters are propane. There is a 1000 gallon propane tank. The house sits on a large lot - with a garden shed 12' x 12', has a large garden plot, many established flower beds, shrubs and trees. It has a beautiful well maintained lawn - with underground sprinklers.

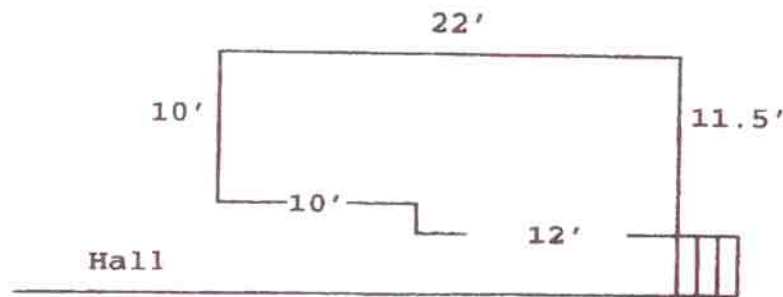
In 1979-80 we built a new attached two car garage, 24' x 30', new back entry and utility room - with a family room built over the garage. In 1991 we put on a new - complete roof and changed the roof line to a hip roof. This is a two story house with a half depth basement. There are 3080 square feet on the main level and 2380 square feet in the basement. The two floors are completely separated. There are two large rental units in the basement - a good income source. The apartments are large, light and airy, well equipped with electrical and gas hook ups too. Also large rooms, very workable kitchens, lots of storage, private entrances. Our tenants stay. We've had the same ones for years, one for nine years and the other for five years. One apartment is a three bedroom and the other is a large single bedroom.

Now for our home

Kitchen - with large eating area - 18 1/2' x 15', lots of windows, many cabinets, a pantry unit, lots of counter top, dish washer, good lighting, plus a sewing unit in one corner.

Formal Dining Room - 11 1/2' x 10' with high ceiling and chandelier - good natural light from three windows.

Living Room -



This is an 'L' shaped room. The small end could be returned to the original bedroom use with very little structural work. That would make four bedrooms plus the office.

Bedrooms - Three

#1 - Master Bedroom Suite - includes a bedroom 13' x 18', 6' x 8' walk in closet, half bath and entry hallway. It can be closed off from the rest of the house.

#2 Bedroom - 11 1/2' x 18' with a large closet and built in desk area.

#3 Bedroom - 11 1/2' x 11' with a big closet.

Office - (den or nursery) 11 1/2' x 10' an abundance of built in storage units and desk. One unit could be used as a closet if needed for a single bedroom.

- Baths - Main bath - tub with shower, 11 1/2' x 8'.
Master bedroom suite - 1/2 bath
Family Room - 1/2 bath
Utility Area - sink and shower

Utility Room - includes back entry, 12' x 15'm with built in cabinets, plus a storage and freezer area.

Family Room - 24' x 30' with half bath. Lots of built in storage and a small bar. At present we have a regulation Brunswick pool table - with lots of social seating areas too.

There are a lot of extras in this house. It has a very unusual floor plan, door ways are mostly the original wide, wheel chair accessible. The replaced windows are Pella, except for the family room, which has Anderson windows.

Besides the income from the two rental units there are other possibilities. We have been asked many times why we do not make a bed and breakfast out of it. It could be done with very little remodeling. I would be glad to share my ideas if you would be interested. Also, the stairway to the smaller apartment could be opened back up - structurally it is still there. This would make a wonderful "home" for aging parents who need some supervision and care.

Ask anyone in town about us and our home - they will tell you "if Jim and Helen Holman do it - it is done right". Maybe that is one of our major problems - we have many more thousands of dollars invested in this home above the asking price because we did not skimp on materials, etc.. It is indeed an unusual home. This house needs a family living in it.

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