

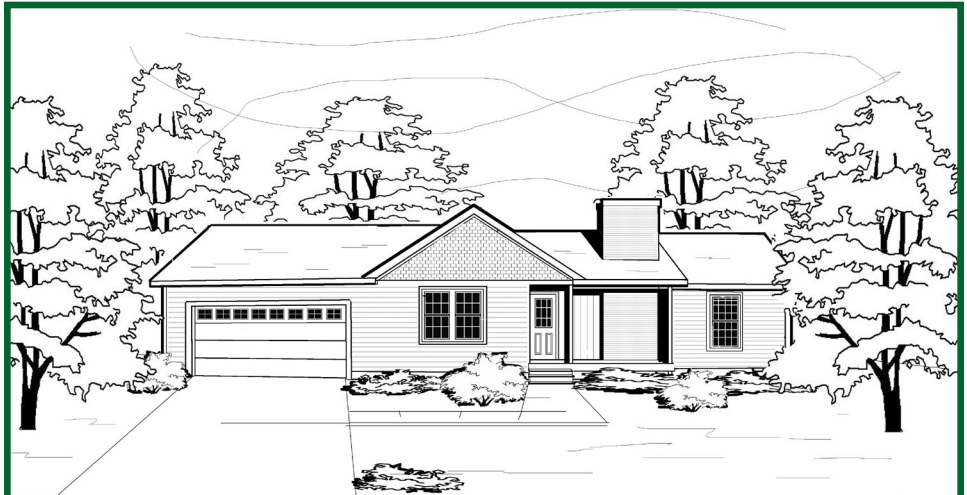
#12 - Walt Army

Walt Army
Walt Army
2989 Bessmer Road
Coloma, MI 49038
269-849-3147

Remodeled Home
open July 31st,
August 1st, 2nd & 3rd

- Home Features -

- Two Car Attached Garage
- 24' X 48' Original Barn with Full 2nd Floor (Basketball Court in Loft)
- 1 1/3 Acre Lot on Ravine with Creek
- Mature Landscape
- Mile South of Point O' Woods Golf Course Entrance
- New Roof, Siding, Windows & Insulation
- New Kitchen & Bathroom Fixtures
- Updated Mechanicals
- Well



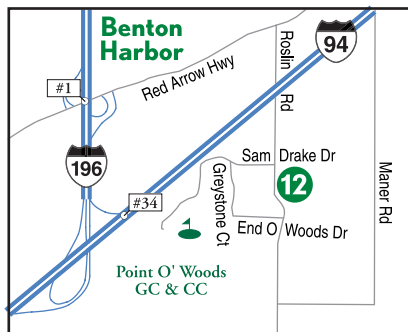
4 Bedrooms - 3 Bathrooms - 2,200 Sq Ft

This diamond-in-the-rough country home was in a state of total disrepair, neglected from sitting empty for a long period of time, with a barn that was ready to blow over in the next windstorm. Upon realization that the property was for sale, Walt saw a great opportunity in need of a lot of TLC, rather than holes in the roof and a potential demolition. A house with good "bones" is a rare find and so the challenge began! As Walt and his group began to tear out the old, they uncovered a great country home underneath all of the neglect - a home ready to come back to life.

A tour of this home begins in the must-see original knotty pine living room with a tiled fireplace. From there you wander into the warming/dining room with a wood-burning fireplace, original to the structure and onto a country kitchen, with island and open eating area. All of the gathering rooms have spectacular views of mature landscape and wildlife, viewed through new windows in the entire home. The house also consists of 4 bedrooms (2 of which are master suites), 3 bathrooms, and a main floor laundry with an additional laundry set-up in the partial basement. You will find that this home offers the best of both worlds - an established country home with all of the conveniences of new construction.

Builder Bio: Walt comes from a family history of construction and has made housing in Southwest Michigan his life. This property became available eight years after selling and retiring from his Construction Company, luring him right back into the exciting process of saving a great home from demolition. With the help of son-in-law Charlie Sample (SWMHBA board member), family support, and great sub-contractors, another family home awaits the appreciation of new owners.

1405 Roslin Road - Benton Harbor, MI



I-94 (East) to I-196 (North) to exit #1. Turn right (East) onto Red Arrow Highway and go 1.2 miles and turn right (South) onto Roslin Road. Travel South for 1.4 miles and the home will be on the left (East) side of road.