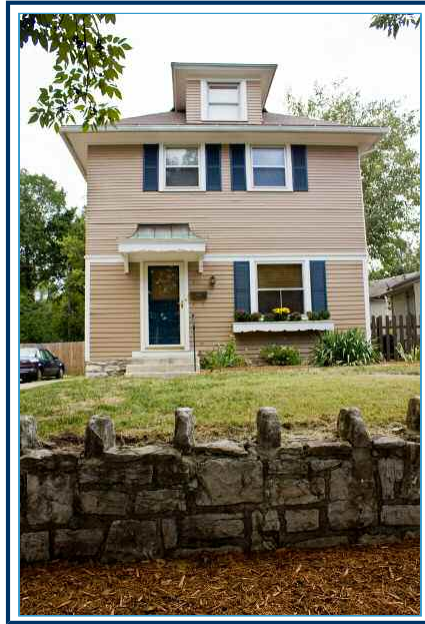




Welcome to  
**4161 Holly**



**Loaded with Desirable Features!**

**\$167,500**

**Lot Size:** 0.2 acres 50ft x 139ft

**Style:** 2 Story

**Taxes:** \$1,968 (2010)

**Built:** 1900



**Bryan Tobiason**

**Phone:** 913-735-5748

**Cell:** (913) 424-7648

**Fax:** (913) 428-8648

**Email:** ubet426@gmail.com

**Website:** www.tobiasonrealty.com

**Realty Executives of Kansas City**

**Integrity Driving Results**

Information is deemed to be correct but not guaranteed.

**Realty Executives of Kansas City**

Bryan Tobiason

**Phone:** 913-735-5748**Cell:** (913) 424-7648**Fax:** (913) 428-8648**Email:** ubet426@gmail.com**Website:** www.tobiasonrealty.com**Integrity Driving Results****Details**

**Address:** 4161 Holly **Type:** Residential **Style:** 2 Story **Bedrooms:** 3 "Master with sitting"  
**Bathrooms:** 3 "2 full, 1 half" **Garage:** Single, Detached **Basement:** Yes, Full "Dry!" **Lot Type:**  
 Rectangular **Lot Size:** 0.2 acres 50ft x 139ft " Nice Back Yard" **Year Built:** 1900 **Taxes:**  
 \$1,968 (2010)

**Description**

Are you looking for a house in a prime location with the desired vintage Kansas City feel? Look no farther...this house is for you! This tasteful two-story home is within minutes of Kansas City's popular and growing downtown establishments and night life as well as the Plaza and Westport areas. But don't let that fool you. The neighborhood it is situated in is a very quaint and relaxed area. The home itself has all hardwood floors with many amenities. The main walk-in level welcomes you from the front door into a spacious living area which evolves over into a dining and separate lounge area. Off to the side is a nicely equipped kitchen with breakfast nook that will allow plenty of morning light in on the dining area as you view into the fenced in back yard with vintage stone outdoor grill and full enclosed garage. The main level is also equipped with a half bath. This home does have an unfurnished basement with full laundry hook-ups and access to the side of the house/driveway but the second story is what will grab most of your attention. The upper level boasts 2 forward facing rooms and a full bath accessible from the hallway. The main catch though is the master bedroom with the full bath, separate walk-in closet and individual personal office/nursery/sitting room or what ever you can dream of utilizing the space for! The nostalgic feel and look of the wood and furnishings will definitely draw you in as you make this your house your home and complete it with your presence. Don't delay, come see it today!!!

**Features****Interior Features**

- Ceiling Fan
- Hardwood Floors
- Window Covers

**Heating**

- Forced Air
- Natural Gas

**Exterior Finish**

- Wood

**Sewer/Water Systems**

- Public

**Roof**

- Composition

**Lot Features**

- Deck
- Landscaped
- Trees / Shrubs
- Fenced Yard
- Lawn
- Garden Area
- Patio

**Appliances**

- Dishwasher
- Gas Range
- Washer
- Dryer
- Hood Fan
- Washer/Dryer Hookup
- Garbage Disposal
- Refrigerator

**Extra Features**

- Cable Available
- High Speed Internet Available

**Cooling**

- Central Air

**Realty Executives of Kansas City**  
Bryan Tobiason

**Phone:** 913-735-5748  
**Cell:** (913) 424-7648  
**Fax:** (913) 428-8648  
**Email:** ubet426@gmail.com  
**Website:** www.tobiasonrealty.com

**Integrity Driving Results**

### Main Floor

#### Living Room

*This living room is graced with a lot of the homes original wood work. This is a great entertaining space, yet can cozy down when it's time to relax.*

20ft x 12ft

- Hardwood



#### Dining Room

*The dining room has plenty of room and can be a great spot for dinner parties or family gatherings. Great natural light comes in thanks to the bay of windows!*

14ft x 11ft

- Hardwood



**Realty Executives of Kansas City**  
Bryan Tobiason

**Phone:** 913-735-5748  
**Cell:** (913) 424-7648  
**Fax:** (913) 428-8648  
**Email:** ubet426@gmail.com  
**Website:** www.tobiasonrealty.com

**Integrity Driving Results**

---

**Kitchen**

*This kitchen was updated five years ago & has expanded cabinetry, tile back splash & pantry. The breakfast nook overlooks the back yard & will be a great spot to enjoy your morning coffee.*

20ft x 10ft

- Laminate



---

**Den/Office/Study**

*The pick your use room at the end of the dining room has glass French doors & could make a great office. It's also a nice lounge area if entertaining is more your speed. This is a great space!*

11ft x 9ft

- Hardwood



**Realty Executives of Kansas City**  
Bryan Tobiason

**Phone:** 913-735-5748  
**Cell:** (913) 424-7648  
**Fax:** (913) 428-8648  
**Email:** ubet426@gmail.com  
**Website:** www.tobiasonrealty.com

**Integrity Driving Results**

**Half Bathroom**

*A half bath on the main level is rare feature in a home of this vintage, but this home has it, so that'll be one less thing for you to worry about.*

- Hardwood



**Upper Floor(s)**

**Master Bedroom**

*The master suite, has a sitting area or nursery attached, plus a walk in closet & full private bath. This desirable feature is a unique find with a home built in 1900!*

- Hardwood



**Realty Executives of Kansas City**  
Bryan Tobiason

**Phone:** 913-735-5748  
**Cell:** (913) 424-7648  
**Fax:** (913) 428-8648  
**Email:** ubet426@gmail.com  
**Website:** www.tobiasonrealty.com

**Integrity Driving Results**

---

**Regular Bedroom**

*The second bedroom is on the smaller side, but can function as a bedroom or office or nursery.*

11ft x 8ft

- Hardwood



---

**Regular Bedroom**

*Currently the third bedroom is set up as a sitting room. But this long, if narrow space has plenty of room to house a bedroom set.*

12ft x 9ft

- Hardwood



**Realty Executives of Kansas City**  
Bryan Tobiason

**Phone:** 913-735-5748  
**Cell:** (913) 424-7648  
**Fax:** (913) 428-8648  
**Email:** ubet426@gmail.com  
**Website:** www.tobiasonrealty.com

**Integrity Driving Results**

---

**En Suite Bathroom**

*The master suite comes complete with a full bath. Newer tile floor, light & plumbing fixtures give this bath an updated feel.*

- Tile



---

**Full Bathroom**

*The full bath upstairs has a lot of room & plenty of updated features.*

- Tile



**Realty Executives of Kansas City**  
Bryan Tobiason

**Phone:** 913-735-5748  
**Cell:** (913) 424-7648  
**Fax:** (913) 428-8648  
**Email:** ubet426@gmail.com  
**Website:** www.tobiasonrealty.com

**Integrity Driving Results**

### Garages / Outbuildings

#### Garage

*The extra deep detached garage can be used for vehicle storage, or if you're the type that could use an art studio, or separate office from the home this may be just the spot!*

- Attached
- Electrified



#### Yard

*With a fenced backyard & side yard garden, this lot is here to nurture your green thumb. Have you been wanting a garden so you can enjoy fresh fruits & vegetables?*



**Realty Executives of Kansas City**  
Bryan Tobiason

**Phone:** 913-735-5748  
**Cell:** (913) 424-7648  
**Fax:** (913) 428-8648  
**Email:** ubet426@gmail.com  
**Website:** www.tobiasonrealty.com

**Integrity Driving Results**



4161 Holly



Front Street Side View



Front Driveway View



Front Entry



Inside Front Door View



Main Stairs Wood Work

**Realty Executives of Kansas City**  
Bryan Tobiason

**Phone:** 913-735-5748

**Cell:** (913) 424-7648

**Fax:** (913) 428-8648

**Email:** ubet426@gmail.com

**Website:** www.tobiasonrealty.com

**Integrity Driving Results**



Front Living Room



Dining Room



Dining Room-Bathroom and Kitchen Entries



Main Level Bathroom



Main Level Sitting/Lounge Room



Kitchen View 1

**Realty Executives of Kansas City**  
Bryan Tobiason

**Phone:** 913-735-5748  
**Cell:** (913) 424-7648  
**Fax:** (913) 428-8648  
**Email:** ubet426@gmail.com  
**Website:** www.tobiasonrealty.com

**Integrity Driving Results**



Kitchen View 2



Kitchen View 3



Second Level Stairway



Second Level Bedroom Entry View



Second Level Bedroom Interior View



Second Level Bedroom Interior View 2

**Realty Executives of Kansas City**  
Bryan Tobiason

**Phone:** 913-735-5748

**Cell:** (913) 424-7648

**Fax:** (913) 428-8648

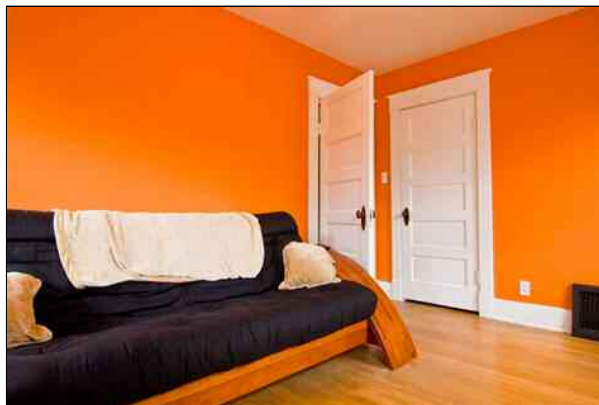
**Email:** ubet426@gmail.com

**Website:** www.tobiasonrealty.com

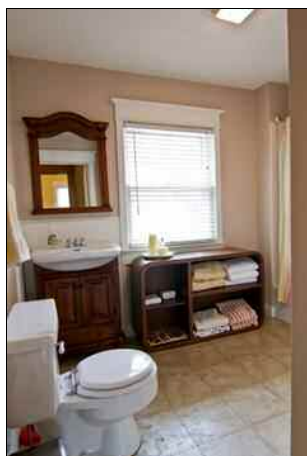
**Integrity Driving Results**



Second Level Bedroom #2



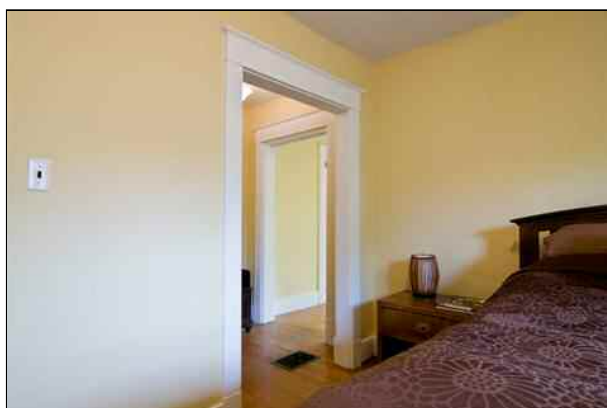
Second Level Bedroom #2



Second Level Hall Full Bathroom



Second Level Master Bedroom



Second Level Master Bedroom Hall Entrance



Second Level Master Bedroom Hallway

**Realty Executives of Kansas City**  
Bryan Tobiason

**Phone:** 913-735-5748

**Cell:** (913) 424-7648

**Fax:** (913) 428-8648

**Email:** ubet426@gmail.com

**Website:** www.tobiasonrealty.com

**Integrity Driving Results**



Second Level Master Bedroom Open Space 1



Second Level Master Bedroom Open Space 1



Second Level Master Bedroom Open Space 1



Second Level Master Bathroom View



Second Level Master Bathroom Shower



Main Living Room Stairway View

**Realty Executives of Kansas City**  
Bryan Tobiason

**Phone:** 913-735-5748  
**Cell:** (913) 424-7648  
**Fax:** (913) 428-8648  
**Email:** ubet426@gmail.com  
**Website:** www.tobiasonrealty.com

**Integrity Driving Results**



Backyard Enclosed Garage



Sideyard/Garden



Rear Of House From Backyard



Backyard



Backyard Stone Grill



Garage Side View