



Buffy Tillitt and Associates

Real Estate
Modular Homes
Appraisals
(217) 323-2100

Jct. 67 & 100 – 10060 US HWY 67
Beardstown, IL 62618

CLOSE TO UPTOWN STORES, BUNGALOW, FULL BASEMENT, SUN ROOM.

ENCLOSED FRONT PORCH: For that extra room, lots of windows
 LIVING ROOM: Beige tone carpet, off white painted walls, older trim
 DINING ROOM: Beige carpet, off white painted walls
 KITCHEN: Large enough to eat in, wood painted cabinets, new counter top, vinyl flooring
 SUN ROOM: This is a nice sunny 4-season room with French doors
 BEDROOM: Off white painted walls, beige tone carpet, closet, nice sized room
 BATHROOM: Full vanity, white fixtures, tile flooring, storage
 BEDROOM: Beige carpet, painted walls, blown ceiling, large closet
 BASEMENT: Full dry basement, could be future extra bedroom or family room, washer and dryer hookups.
 Window air conditioner, conversion gas heat, 2 year old water heater, older 2 stall garage, roof is 5 years old



\$55,000 8-26-08
\$57,000 6/9/08

LAWSON		104 W 8 TH ST		Residential		2	1	Beardstown		\$60,500—
LISTING NO.	ADDRESS		TYPE PROPERTY	RM	BR	BATH	LOCATION		PRICE	
Construction	Frame	<input checked="" type="checkbox"/>	W-W Carpet	<input checked="" type="checkbox"/>	Storm Doors	Approx sq '		Other		
Age-	65+		Draperies	<input checked="" type="checkbox"/>	Storm Win.	Hall		Code 240		
Fuel Bill		<input checked="" type="checkbox"/>	Blinds		Screens	Living Rm.	13x14			
Possession	Negotiable		Disposal		Awnings	Dining Rm.				
Zoning	Residential		Dishwasher		TV Antenna	Kitchen	13x15			
Electrical	Fuses		Refrigerator	<input checked="" type="checkbox"/>	Dry Wall	Family Rm.				
Lot Size	¾		Range		City Water	Bath	9x9			
Tax			Kitchen vent	<input checked="" type="checkbox"/>	Plaster Wall	Baths				
High School	BHS	<input checked="" type="checkbox"/>	Air cond.	<input checked="" type="checkbox"/>	Gas	Bedroom	12x12			
Grade School	Beardstown		Attic Fan		Storm Sewer	Bedroom	12x12			
Type Heat	Gas		Fireplace	<input checked="" type="checkbox"/>	Sanitary Sewer	Bedroom				
Type Windows	Double Hung		Insulation		Septic Tank	Bedroom				
Type Roofing	30 yr. Asphalt		Schl-Bus	<input checked="" type="checkbox"/>	Curbs	Type Floors	Carpet/Vinyl			
Water Heater	Gas	<input checked="" type="checkbox"/>	Paved Street	<input checked="" type="checkbox"/>	Sidewalks	No. Closets	Ample			
Well Depth	N/A	<input checked="" type="checkbox"/>	Fenced Yard		Carport	Utility Rm.	Basement			
Water Soft.	N/A				Paved Drive	Garage	Older 2 stall			
						Basement	Full/Dry			

INFORMATION HEREIN BELIEVED TO BE ACCURATE BUT NOT WARRANTED