



# Buffy Tillitt and Associates

Real Estate  
Modular Homes  
Appraisals  
(217) 323-2100

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

**LOOKING FOR READY TO MOVE INTO!! THIS HOME IS OF CONCRETE BLOCK STRUCTURE AND HAS BEEN REDONE FROM INSIDE OUT!**

**KITCHEN:** New vinyl flooring, countertops, newer windows and new drywall.

**LIVING ROOM:** New drywall, newer windows and new berber carpet

**BATH:** New vinyl flooring, new drywall tub & shower combo, and new white vanity

**BEDROOM:** New carpet, new drywall, closet, Newer window

**BEDROOM:** New carpet, new drywall, closet, ready to move into

**UTILITY ROOM:** New vinyl flooring, newly painted walls, could also be an office

**2 STALL GARAGE:** New wiring

Newer furnace, central air, wiring, newer windows, water heater – A MUST SEE!!!!



**\$39,500**  
\$42,500

BLAKE		1310 CANAL		Residential		2	1	Beardstown		\$44,500—
LISTING NO.	ADDRESS		TYPE PROPERTY	RM	BR	BATH	LOCATION		PRICE	
Construction	Concrete Block	X	W-W Carpet	X	Storm Doors	Approx sq ' 950	Other			
Age-	45+		Draperies	X	Storm Win.	Hall	Code 240			
Fuel Bill	=izer \$157.00		Blinds		Screens	Living Rm.	12x12			
Possession			Disposal		Awnings	Dining Rm.	12x12			
Zoning	Residential		Dishwasher		TV Antenna	Kitchen				
Electrical	100 amp		Refrigerator	X	Dry Wall	Family Rm.				
Lot Size	55x115		Range		City Water	Bath	6x9 1/2			
Tax			Kitchen vent		Plaster Wall	Baths				
High School	BHS	C	Air cond.		Gas	Bedroom	10x11			
Grade School	Beardstown		Attic Fan		Storm Sewer	Bedroom	10x10			
Type Heat	Gas		Fireplace		Sanitary Sewer	Bedroom				
Type Windows	Thermo	X	Insulation		Septic Tank	Bedroom				
Type Roofing	Asphalt		Schl-Bus		Curbs	Type Floors	Carpet/Vinyl			
Water Heater	Electric	X	Paved Street	X	Sidewalks	No. Closets	Ample			
Well Depth	N/A	X	Fenced Yard		Carport	Utility Rm.	9X13			
Water Soft.	N/A				Paved Drive	Garage	2 Car			
						Basement				

INFORMATION HEREIN BELIEVED TO BE ACCURATE BUT NOT WARRANTED