



Buffy Tillitt and Associates

Real Estate
Modular Homes
Appraisals
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Beardstown, IL 62618

STATELY 2 STORY HOME WITH MANY UPDATES: New thermopanes, vinyl siding, new 40 year roof, new central air. All this plus spotlessly clean!



ENTRANCE: Glass enclosed front porch, carpeted floor.
FOYER: Natural wood work, large, open staircase, and new vinyl flooring. Painted walls. French doors open from this room to living room.
LIVING ROOM: Large, open room with natural woodwork, painted walls, new Berber carpet. Attractive window treatments over the new thermopanes. New ceiling.
DINING ROOM: Open to living room. Hardwood floors, cream painted walls, spacious!
KITCHEN: Painted cabinets with rolled edge counter top. New disposal and vinyl flooring. Sunny window over sink. Kitchen is adjacent to main level utility room to save many steps.
BEDROOM or DEN: Painted walls, new Berber carpet, private 1/2 bath located off this room.
UPSTAIRS: BEDROOM: Primary colors, child-décor wallpaper, new steel blue plush carpet, (child proof).
BEDROOM: Pale pink walls, steel blue plush carpet, closet.
MASTER BEDROOM: New teal green carpet and walls, natural woodwork, very large room.

BATH: New, New, New! White fixtures, sage walls, large Jacuzzi tub and extra storage in this room.
UPSTAIRS FOYER is a wide area big enough for computer desk, plus extra large closet area. Nice new Berber carpet.
BASEMENT: High efficiency Lennox Gas Forced Air, new central air has Aire Baer air filtration system. 4 yr old water heater. Dry basement has 2 paneled rooms, plus other storage rooms. Water softener with reverse osmosis filter for drinking water. Shower in basement.
40 yr roof, plus thermopane windows with transferable warranty.
1 C garage with new siding & roof.
THIS HOME HAS IT ALL!!!



\$87,000 11/30/07

HOLLIS		211 E 6 TH ST		RESIDENTIAL	8	3-4	1 1/2	BEARDSTOWN	\$92,500
LISTING NO.	ADDRESS		TYPE PROPERTY	RM	BR	BATH	LOCATION	PRICE	
Construction	2 Story	<input checked="" type="checkbox"/>	W-W Carpet	<input checked="" type="checkbox"/>	Storm Doors	Approx. sq. ft.	2000	Other	
Age-	70+	<input checked="" type="checkbox"/>	Draperies	<input checked="" type="checkbox"/>	Storm Win.	Hall	8'5"x12'	Code 240	
Fuel Bill	\$211		Ven. Blinds	<input checked="" type="checkbox"/>	Screens	LivingRm	15'7"x18'6"		
Possession		<input checked="" type="checkbox"/>	Disposal		Awnings	Dining Rm.	14'6"x14'		
Zoning		<input checked="" type="checkbox"/>	Dishwasher		TV Antenna	Kitchen	10'6"x11'6"		
Electrical	100 Amp	<input checked="" type="checkbox"/>	Refrigerator		Dry Wall	Den	9'x11'		
Lot Size	62 1/2 x115	<input checked="" type="checkbox"/>	Range		City Water	Bath	6'x10'		
Tax	\$1600		Kitchen vent		Plaster Wall	Baths		REMARKS Shades stay.	
High School	BHS	C	Air cond		Gas	Bedroom	11'x14'		
Grade School	Btown		Attic Fan		Storm Sewer	Bedroom	8'x15'		
Type Heat	HEGFA/CAC		Fireplace		Sanitary swr	Bedroom	12'6"x16'		
Type Windows	Thermopane	<input checked="" type="checkbox"/>	Insulation		Septic Tank	Bedroom			
Type Roofing	40 yr shake		Schl-Bus		Curbs	Type Floors	Carpet		
Water Heater	4 yr	<input checked="" type="checkbox"/>	Paved Sreet	<input checked="" type="checkbox"/>	Sidewalks	No. Closets	Ample		
Well Depth	NA	<input checked="" type="checkbox"/>	Fenced Yard		Carport	Utility Rm.	Off kitchen		
Water Soft.	Yes				Paved Drive	Garage	1 car		
						Basement	Full		

INFORMATION HEREIN BELIEVED TO BE ACCURATE BUT NOT WARRANTED