



Buffy Tillitt and Associates

Real Estate
Modular Homes
Appraisals
(217) 323-2100

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

MANY, MANY UPDATES IN THIS SPARKLING CLEAN HOME!!

ENTRANCE: Glassed in front porch has carpet floor, nice south sun exposure.

FOYER: Open staircase, natural woodwork. Vinyl tile floor painted walls.

LIVING ROOM: Low nap carpet, beautiful pocket doors, natural woodwork.

DINING ROOM: Continuous décor as living room.

Plait rail, natural woodwork

KITCHEN: Vinyl tile floor, lots of oak cabinets, tan counter top. Stove stays, refrigerator does not.

LAUNDRY & ½ BATH: Located conveniently off kitchen. White fixtures.

UPSTAIRS:

BEDROOM: Low nap carpet, new drywall, natural woodwork walk in closet, ceiling fan

BEDROOM: Paneled walls, low nap carpet, deep closet

BATH: White fixtures, oak vanity, new interior

BEDROOM: New drywall, low nap carpet, closet



BASEMENT: Presently ½ of basement is used as a beauty shop with a side entrance for private entrance. Other ½ houses high efficiency GFA/CAC. Electric water heater, dry basement.

YARD: Privacy fence on west side. 2 ½ car garage shady grass and nice landscape in the front.

| SHULTS | | 414 E 3 RD ST | | Residential | 6 | 3 | 1 ½ | Beardstown | \$71,500 |
|--------------|-----------------|-------------------------------------|---------------|-------------------------------------|----------------|---------------------|----------|------------|----------|
| LISTING NO. | ADDRESS | | TYPE PROPERTY | RM | BR | BATH | LOCATION | PRICE | |
| Construction | 2 Story Frame | <input checked="" type="checkbox"/> | W-W Carpet | <input checked="" type="checkbox"/> | Storm Doors | Approx sq ' 1800 | Other | | |
| Age- | 80+ | <input checked="" type="checkbox"/> | Draperies | <input checked="" type="checkbox"/> | Storm Win. | Hall 12x14 | Code 240 | | |
| Fuel Bill | | <input checked="" type="checkbox"/> | Blinds | <input checked="" type="checkbox"/> | Screens | Living Rm. 14x14 | | | |
| Possession | Negotiable | | Disposal | | Awnings | Dining Rm. 14x13 | | | |
| Zoning | R-2 | | Dishwasher | | TV Antenna | Kitchen 16x13 | | | |
| Electrical | 200 amp | | Refrigerator | <input checked="" type="checkbox"/> | Dry Wall | Family Rm. | | | |
| Lot Size | 62 ½ x110 | <input checked="" type="checkbox"/> | Range | <input checked="" type="checkbox"/> | City Water | Bath 6x8 | | | |
| Tax | \$1943 | <input checked="" type="checkbox"/> | Kitchen vent | <input checked="" type="checkbox"/> | Plaster Wall | Baths 4x8 | | | |
| High School | BHS | C | Air cond. | <input checked="" type="checkbox"/> | Gas | Bedroom 12x13 | | | |
| Grade School | Beardstown | | Attic Fan | <input checked="" type="checkbox"/> | Storm Sewer | Bedroom 12x10 | | | |
| Type Heat | HEGFA/CAC | | Fireplace | <input checked="" type="checkbox"/> | Sanitary Sewer | Bedroom 11x13 | | | |
| Type Windows | Some Thermo | <input checked="" type="checkbox"/> | Insulation | | Septic Tank | Bedroom | | | |
| Type Roofing | Asphalt Shingle | | Schl-Bus | <input checked="" type="checkbox"/> | Curbs | Type Floors Carpet | | | |
| Water Heater | Electric | <input checked="" type="checkbox"/> | Paved Street | <input checked="" type="checkbox"/> | Sidewalks | No. Closets Ample | | | |
| Well Depth | N/A | P | Fenced Yard | | Carport | Utility Rm. | | | |
| Water Soft. | N/A | | | <input checked="" type="checkbox"/> | Paved Drive | Garage 2 ½ | | | |
| | | | | | | Basement Full & Dry | | | |

INFORMATION HEREIN BELIEVED TO BE ACCURATE BUT NOT WARRANTED