



Buffy Tillitt and Associates

Real Estate
Modular Homes
Appraisals
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Beardstown, IL 62618

BIG LOT + 2 BATHS + 4 BR + 4 CAR GARAGE + A POOL = LOTS OF FAMILY FUN!!!

Treated wood deck for entrance to upper level.
SUNROOM: Hardwood floors, taupe walls, corner fireplace with gel candles (not a woodburning fireplace). French doors open to living room.
LIVING ROOM: Hardwood floors, taupe walls, large pella windows faces south. This room is open to kitchen.
KITCHEN: Oak cabinets, rust tile floors, tan counter top.
BATH: Black ceramic floor, oak vanity, cultured granite sink
BEDROOM: Hunter green plush carpet, taupe walls
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 Open staircase to lower level family room, plus outside entrance to it as well.



FAMILY ROOM: Hunter green ceramic tile, barnside paneling, brick accent wall for corner woodburning stove. Door opens to lower patio.

BEDROOM: Taupe painted walls, candy stripe carpet
BEDROOM: Taupe painted walls, taupe low nap carpet
BATH: White fixtures, tan floor, white tile

UTILITY ROOM: Ceramic floor, large counter top for laundry. Just off utility room are 2 very large closets. Utility room exits to pool.

OUTSIDE: GREAT POOL with new liner, steps, pump
 Patio area is fenced and shaded.

4 car garage has insulation, drywall, GFA furnace, it's dad's hideway.

Well maintained inside and out, this home offers the space and enjoyment your family needs.

WHITE		415 BEARD		Residential	8	4	2	Beardstown	\$98,500
LISTING NO.	ADDRESS		TYPE PROPERTY	RM	BR	BATH	LOCATION	PRICE	
Construction	Raised Ranch	X	W-W Carpet	X	Storm Doors	Approx sq ' 1800	Other		
Age-	40+	X	Draperies	X	Storm Win.	Hall	Code 240		
Fuel Bill		X	Blinds	X	Screens	Living Rm. 21x17			
Possession	Negotiable	X	Disposal	X	Awnings	Dining Rm. 11x10			
Zoning	Residential	X	Dishwasher	X	TV Antenna	Kitchen 16x10			
Electrical	100 amp	X	Refrigerator	X	Dry Wall	Family Rm. 21x10			
Lot Size	1 1/2 Lots	X	Range	X	City Water	Bath 12x6			
Tax	\$2600.	X	Kitchen vent		Plaster Wall	Baths 11x6			
High School	BHS	C	Air cond.	X	Gas	Bedroom 12x11			
Grade School	Beardstown		Attic Fan	X	Storm Sewer	Bedroom 12x11			
Type Heat	HEGFA/CAC	X	Fireplace	X	Sanitary Sewer	Bedroom 13x12			
Type Windows	Pella	X	Insulation		Septic Tank	Bedroom 12x12			
Type Roofing	Asphalt Shingle		Schl-Bus		Curbs	Type Floors HW/Carpet			
Water Heater	Gas	X	Paved Street		Sidewalks	No. Closets Ample			
Well Depth		X	Fenced Yard		Carport	Utility Rm. In Basement			
Water Soft.					X Paved Drive	Garage 4 Car			
						Basement Finished			

INFORMATION HEREIN BELIEVED TO BE ACCURATE BUT NOT WARRANTED