



Buffy Tillitt and Associates

Real Estate
Modular Homes
Appraisals
(217) 323-2100

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

NEW THERMO WINDOWS ON 3 SEASON ROOM, NEWLY INSULATTION IN THE WHOLE HOUSE!
ALL NEW PAINTED INTERIOR!

ENTRANCE: Enclosed back porch, has cement floor, paneled walls, lots of glass to enjoy the yard. Room for freezer and other appliances.
KITCHEN: Birch cabinets, white countertop, paneled walls, older floor
DINING ROOM: Carpet on floor, painted walls, snack bar from dining room opens to kitchen.
LIVING ROOM: 3 walls paneled, 1 wall white brick look paneling, French patio door, new windows
BATHROOM: White fixtures, vinyl floor

UPSTAIRS:
(3 BEDROOMS) 1 has paneled walls. 2 are very old, have plaster in poor condition and need updated.

UTILITIES:
100 amp breakers, high efficiency GFA/CAC.
LP gas tank is rented.
Range, Refrigerator, Washer and Dryer all stay.
Plumbing has been updated.



BROWN		695 ARENZVILLE ROAD		Residential		6	3	1	Arenzville	\$92,000
LISTING NO.		ADDRESS		TYPE PROPERTY		RM	BR	BATH	LOCATION	PRICE
Construction	1 1/2 Story	<input checked="" type="checkbox"/>	W-W Carpet	<input checked="" type="checkbox"/>	Storm Doors	Approx sq ' 1486		Other		
Age-	90+		Draperies	<input checked="" type="checkbox"/>	Storm Win.	Hall	20x12	Code 240		
Fuel Bill			Blinds	<input checked="" type="checkbox"/>	Screens	Living Rm.	20x13			
Possession	Negotiable		Disposal		Awnings	Dining Rm.	14x9			
Zoning	Rural		Dishwasher		TV Antenna	Kitchen	20x7'6"			
Electrical	100 amp	<input checked="" type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	Dry Wall	Family Rm.				
Lot Size	1.3 acres	<input checked="" type="checkbox"/>	Range		City Water	Bath	6x8			
Tax		<input checked="" type="checkbox"/>	Kitchen vent	<input checked="" type="checkbox"/>	Plaster Wall	Baths				
High School	Meredosia	<input checked="" type="checkbox"/>	Air cond.	<input checked="" type="checkbox"/>	Gas	Bedroom	11x12			
Grade School	Meredosia		Attic Fan		Storm Sewer	Bedroom	11x10			
Type Heat	HEFGA/CAC		Fireplace		Sanitary Sewer	Bedroom	11x10			
Type Windows	Newer Dbl Hung	<input checked="" type="checkbox"/>	Insulation	<input checked="" type="checkbox"/>	Septic Tank	Bedroom				
Type Roofing	Asphalt	<input checked="" type="checkbox"/>	Schl-Bus		Curbs	Type Floors				
Water Heater	Gas		Paved Street		Sidewalks	No. Closets	Ample			
Well Depth			Fenced Yard		Carport	Utility Rm.				
Water Soft.					Paved Drive	Garage	Shed detached			
						Basement	Partial			

INFORMATION HEREIN BELIEVED TO BE ACCURATE BUT NOT WARRANTED