



# Buffy Tillitt and Associates

Real Estate  
Modular Homes  
Appraisals  
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Beardstown, IL 62618

## SPACIOUS OPEN ROOMS, CENTRAL LOCATION, OAK KITCHEN CABINETS

**ENTRANCE:** Open front porch leads to home.  
**LIVING ROOM:** Open staircase to second floor has natural woodwork. Mauve carpet, pella casement window gets southern sunlight. Taupe walls, built in entertainment stand can stay.

**DINING ROOM:** Opens to LIVING ROOM with the same décor. Also has nice pella casement window. 5 year old window air conditioner is through the wall so no loss of sunlight.

**KITCHEN:** Lots of oak kitchen cabinets with brass knobs, hardwood floor, new disposal and gas range. Refrigerator doesn't stay, dishwasher non-functional.

**BEDROOM:** Painted walls, hardwood floors, (artist mural can be covered if buyer chooses) 2 walk in closets.

**BATH:** Ceramic tile floor, fiberglass shower and tub enclosure, newly redecorated.



**UPPER:**  
3 nice bedrooms, each have paneled walls and carpet, alcove ceilings and a great hangout for kids.

**BASEMENT:** 4 rooms or storage and work area. Attached 1 car garage has access to this basement.

Smaller yard has cyclone fencing, but you won't spend all summer mowing with this shady yard. Still room for activities.

MILLER		716 JEFFERSON		Residential	7	4	1	Beardstown	\$57,000
LISTING NO.	ADDRESS		TYPE PROPERTY	RM	BR	BATH	LOCATION		PRICE
Construction	1 1/2 St	<input checked="" type="checkbox"/>	W-W Carpet	<input checked="" type="checkbox"/>	Storm Doors		Approx sq ' 1600	Other	
Age-	80 +	<input checked="" type="checkbox"/>	Draperies	<input checked="" type="checkbox"/>	Storm Win.		Hall	9'6"x9'6"	
Fuel Bill			Blinds	<input checked="" type="checkbox"/>	Screens		Living Rm.	21x15'3"	
Possession	Negotiable		Disposal	<input type="checkbox"/>	Awnings		Dining Rm.	13'6"x13	
Zoning	Residential		Dishwasher	<input checked="" type="checkbox"/>	TV Antenna		Kitchen	13'2x12	
Electrical	100 amp		Refrigerator	<input checked="" type="checkbox"/>	Dry Wall		Family Rm.		
Lot Size	1/2 lot		Range	<input checked="" type="checkbox"/>	City Water		Bath	8x6	
Tax	\$1122	<input checked="" type="checkbox"/>	Kitchen vent	<input type="checkbox"/>	Plaster Wall		Baths		
High School	BHS	<input checked="" type="checkbox"/>	Air cond.	<input checked="" type="checkbox"/>	Gas		Bedroom	13'6"x11'6"	
Grade School	Beardstown		Attic Fan	<input checked="" type="checkbox"/>	Storm Sewer		Bedroom	12x12	
Type Heat	Gas Hot Water		Fireplace	<input checked="" type="checkbox"/>	Sanitary Sewer		Bedroom	11x10	
Type Windows	Some new pella	<input checked="" type="checkbox"/>	Insulation	<input type="checkbox"/>	Septic Tank		Bedroom	13x9'8"	
Type Roofing	Asphalt Shingle		Schl-Bus	<input checked="" type="checkbox"/>	Curbs		Type Floors	Carpet	
Water Heater	Electric		Paved Street	<input checked="" type="checkbox"/>	Sidewalks		No. Closets	Ample	
Well Depth		<input checked="" type="checkbox"/>	Fenced Yard	<input type="checkbox"/>	Carport		Utility Rm.	In Basement	
Water Soft.				<input checked="" type="checkbox"/>	Paved Drive		Garage	1 car	
				<input type="checkbox"/>			Basement	Yes	

INFORMATION HEREIN BELIEVED TO BE ACCURATE BUT NOT WARRANTED