



# Buffy Tillitt and Associates

Real Estate  
Modular Homes  
Appraisals  
(217) 323-2100

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

LOCATION ~ LOCATION ~ LOCATION  
GREAT SUBDIVISION ~ 2 LOTS ~ MAINTENANCE FREE EXTERIOR

**LIVING ROOM:** Newly painted walls, nice size room, and blue gray carpet.  
**KITCHEN & DINING ROOM:** Medium oak cabinets, new level loop carpet, light paneled walls. This area is 19 ½ x 25 feet and also includes a nice pantry. All appliances stay with home.  
**½ BATH:** New oak vanity, new oak medicine cabinet. New vinyl flooring and new fixtures.  
**MASTER BEDROOM:** Nice size room, new carpet, painted walls, large closet.  
**BEDROOM:** New carpet, painted walls, large closet.  
**BEDROOM:** Carpeted, painted walls, new thermopane windows, closet.  
**BATHROOM:** New vinyl fixtures, new oak vanity and vinyl flooring.  
**UTILITY ROOM:** Vinyl flooring, painted walls, cabinets.



2 CAR attached garage, new insulated doors and automatic door openers.  
 New thermopane windows  
 New roof, new siding, new carpet, new guttering, newly redone baths.  
 Sandpoint 2 years ago.  
 Appliances stay

**\$95,000 8/14**  
**\$99,000 4/08**

<b>PETERMAN</b>		#8 WALKER DRIVE		Residential	6	3	1 ½	<b>Beardstown</b>	<del>\$109,000</del>
LISTING NO.	ADDRESS		TYPE PROPERTY	RM	BR	BATH	LOCATION	PRICE	
Construction	Ranch	X	W-W Carpet	X	Storm Doors	Approx sq ' 1232	Other		
Age-	35		Draperies	X	Storm Win.	Hall	Code 240		
Fuel Bill	\$178 average		Blinds	X	Screens	Living Rm. 12x19.4			
Possession	Negotiable	X	Disposal		Awnings	Dining Rm. Incl.w/kitchen			
Zoning	Residential	X	Dishwasher		TV Antenna	Kitchen 19 ½ x 25			
Electrical	200 amp	X	Refrigerator	X	Dry Wall	Family Rm.			
Lot Size	2 lots	X	Range		City Water	Bath 7x5			
Tax	\$1300		Kitchen vent		Plaster Wall	Baths ½ bathroom			
High School	BHS	C	Air cond.	X	Gas	Bedroom 16x13			
Grade School	Beardstown		Attic Fan		Storm Sewer	Bedroom 12x11.4			
Type Heat	GFA/CAC		Fireplace		Sanitary Sewer	Bedroom 12x8 ½			
Type Windows	New thermopane	X	Insulation	X	Septic Tank	Bedroom			
Type Roofing	New asphalt		Schl-Bus		Curbs	Type Floors Carpet/tile			
Water Heater	Gas	X	Paved Street	X	Sidewalks	No. Closets Ample			
Well Depth	Sandpoint 2 yrs.		Fenced Yard		Carport	Utility Rm. 14 ½ x 5 ½			
Water Soft.	New			X	Paved Drive	Garage 2 C finished			
						Basement	Crawl		

INFORMATION HEREIN BELIEVED TO BE ACCURATE BUT NOT WARRANTED