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|--------------------------------|----------|--|-------------------------|----------|
| Ryan Miller Managing Broker | 454-0599 | DeSollar & Wessler Bros. Agency LLC | Connie Martin | 320-2925 |
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| www.desollaragency.com | | Toll Free: 1-800-933-9752 | mail@desollaragency.com | |

- Quaint Subdivision
- Triopia School District
- Well cared for home
- Small storage shed in back yard
- Full basement
- 2 car attached garage
- Some hardwood floors
- Appliances included



DeSollar & Wessler Bros. Agency LLC
Insurance & Real Estate
111 W Main Beardstown
323.2623

| | | | | | | | |
|----------------|--------------------|----------------------|--------------|------------|-------------|-----------------|--------------|
| Elliott | 717 Countryside Dr | Residential | 7 | 3 | 2 | Arenzville | \$120,000 |
| Listing | Address | Type Property | Rooms | Bed | Bath | Location | Price |

| | | | | | |
|--------------|-------------|---|-----------------|---------------------|--------------------|
| Construction | Frame | X | Refrigerator | Approx Sq ft. | 1,320 |
| Condition | Very Good | X | Dishwasher | Hall | |
| Fuel Bill | \$138 avg | | Disposal | Living room | 21 x 15 |
| Possession | Immediate | X | Stove | Dining room | 15 x 11 |
| Zoning | Residential | C | Air Conditioner | Kitchen | 15 x 15 |
| Electrical | 200 amp | | Attic Fan | Family room | 18 x 11 (basement) |
| Lot Size | 150 x 90 | | Fireplace | Bath | 12 x 5 |
| Tax | \$381 | X | Insulation | Bath2 | 11 x 6 (basement) |
| High School | Triopia | | School bus | Bedroom | 14 x 13 |
| Grade School | Triopia | X | City Water | Bedroom | 13 x 13 |
| Type Heat | GFA | X | Gas | Bedroom | 13 x 11 (basement) |
| Type Windows | | | Storm Sewer | Kitchen in Basement | 15 x 11 |
| Type Roofing | Asphalt | X | Sanitary Sewer | Utility shed | In back yard |
| Water Heater | | | Septic Tank | Garage | 2 car attached |
| | | | Carport | Basement | Full |
| | | X | Paved Drive | Fenced Yard | |
| | | | | | |

The listing broker does not guarantee the information describing this property. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals. Property may be subject to zoning ordinances. Prospective purchasers are responsible for confirming that their proposed use of the property complies with local, city or county zoning ordinances. The Zoning Administrator for the City of Beardstown may be contacted at 323-3110.