



**1215 20th Street, Rock Island
in the Broadway Historic District**

**Smart duplex provides extra income
—or—
Easily converts to beautiful
single family home**

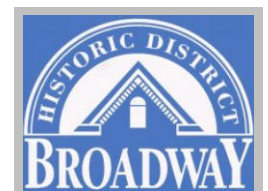
Owner-occupied for 12 years!



Special features of this home:

**Beautiful hardwood floors, freshly painted interiors, gorgeous fireplaces in bedrooms,
high ceilings with molding and new light fixtures, updated kitchen and bath**

**Priced at only \$113,900
Please call Scott or Michele Funke
at (309) 738-6061**



1215 20th Street, Rock Island

Home Details

Built: 1906 as a single family home; carefully duplexed in the 1940's
Square Footage: 2200

Main Level

Living Room: 14 x 12, hardwood floor, ceiling fan, large windows
Dining Room: 14 x 12, hardwood floor, updated light fixture, large windows
Bedroom: 16 x 12, large closet, ornamental fireplace and lead glass window
Kitchen: 12 x 8, updated '07 with Pergo, granite countertop, stainless refrigerator
Bathroom: 8 x 5, updated '09 with DuraCeramic tile, new vanity, shower surround
Additional: 5 x 5 office at the entryway and 4 x 4 pantry adjacent to kitchen

Upper Level

Living Room: 12 x 12, hardwood floor, ceiling fan, large windows
Bedroom: 14 x 14, hardwood floor, ceiling fan, two small closets, large windows
Bedroom: 14 x 12, large closet, ornamental fireplace, ceiling fan, new carpet '07
Kitchen: 11 x 7, floor installed in '03, ceiling fan, refrigerator and oven stay
Bathroom: 8 x 6, new ceramic tile '03, new efficient lavatory '07, ceiling fan
Additional: 3 x 6 deep closet in hallway and 5 x 6 pantry adjacent to kitchen

Exterior/Utilities

Welcoming 27' x 9' porch, deck painted in '09, wood steps built in '03,
Two new air conditioning units installed and electrical panels updated in '08;
New roof including new sheathing and 30-year architectural shingles, '02
Blown insulation added and architecturally appropriate storm windows installed, '03
New furnace for upper unit in '98; new furnace for lower unit in '04
Full basement with laundry and lots of storage

Schools

Primary and Intermediate Academies or Rock Island Center for Math and Science
Washington Jr. High
Rock Island High School

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All information deemed accurate but not guaranteed.
School availability can change. Please consult local government to verify.