



WEBER REALTY

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Showing Instructions:

Vacant- Please call Sherri for an appointment.

| | | |
|------------------------|------------------------|-------------|
| Property Type | Residential | |
| | Bedroom | Bath |
| 1st Floor | 2 | 1 |
| 2nd Floor | | |
| Basement | | |
| Foundation | Crawl Space | |
| Exterior | Wood siding/ slate | |
| Porch | Deck | |
| Roof | Flat/ rubber | |
| Garage | 2 car attached | |
| Size of Lot | .22 acres | |
| Heat | Gas FA | |
| Air Cond. | Central | |
| Water Heater | Electric 40 Gal (2021) | |
| Approximate Age | 1970 | |
| Termite Policy | None | |
| School Dist. | Hutsonville | |
| Water | City Water | |
| Sewer | Septic | |
| Tax I.D. | 03-1-07-201-005-999 | |
| Taxes Pd. 2020 | 278.46 (1 exemption) | |
| Key | Lockbox | |



| | |
|--------------------------|-------------------------------------|
| Property Address: | 20300 N Lake Walton Rd, Hutsonville |
| Owner: | Adrienne L Wallace |
| Listing Price: | \$76,000 |
| Listed by: | Sherri Murray Thomas |

REMARKS: This home was completely gutted, new wiring 10 years ago. Home has 250 amp service for house and 100 amp service for outside in case a hot tub is added. Pine wood ceiling throughout- Beautiful view with a wrap around wood deck stairs to 2 docks. Lake Walton has a 99 year lease on property fees are approximately \$650/year.

| | | |
|-------------|-------------|--|
| Kitchen | 16'x14'5" | Slate floor, all newly updated 10 years ago, wine fridge & microwave stay, cherry countertop |
| Dining | 9'6"x11'7" | Ceiling fan, large closet for washer & dryer |
| Living Room | 19'5"x15'5" | Red oak wood floor, lots of windows |
| Bedroom | 9'7"x13'5" | Red oak wood floor, large closet |
| Bedroom | 11'2"X9'7" | Red oak wood floor, some slate, no closet, large closet outside of bedroom in hall |
| Bath | | Jet tub, stand up shower, newer vanity, white tile |

****There is a one time fee of \$1,000 to record the lease. This would make the first year fees \$1,650. ****

R2.7
 All information is believed correct, but not guaranteed.

