



WEBER REALTY

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www.weberir.com

Reduced! 9/23/25

*Listing agent is daughter of seller.**

Showing Instructions:

Please call for an appointment.

Property Type	Ranch
1st Floor	Bedroom 3 Bath 2 1/2
Basement	None
Foundation	Block
Exterior	Vinyl Siding/Stone
Porch	Front & Back Covered
Roof	Shingle
Garage	2 Car Attached
Size of Lot	150'x215'
Heat	F/A
Air Cond.	C/A
Water Heater	50 Gallon Electric
Approximate Age	2016
Termite Policy	Pest Solution Inc.
School Dist.	Hutsonville
Water	City - Eaton Water
Sewer	Septic
Key	Code on garage door
Taxes Pd. 2023	\$4,466.98
Tax I.D.	03-1-07-201-004-999



Property Address:	20392 N. Lake Walton Rd. Hutsonville, IL. 62433
Owner:	Jay and Gertrude Seaney Trust
Listing Price:	\$360,000
Listed by:	Jennifer Crampton (618)554-6268

REMARKS:

This gorgeous 3 bedroom, 2.5 bathroom home located on Lake Walton was built by Luxury Homes in 2016. The interior features a rustic design with an amazing view overlooking the lake. You will find many extras including custom trim and integrated window blinds throughout. The exterior features a covered back porch, luxury firepit area, a large wood deck and a covered tiki hut/dock with landscaping that is out of this world! Whether you are looking for your primary home or your home away from home, this one is a must see!

****99 year lease with approximately \$650 annual lease fee. \$1,000 one time fee to prepare & record lease. Buyer must be approved by Lake Walton Owners.**

Entry:		Tile, decorative light, 2 closets
Living/Dining:	14'8"x29'11"	Tile, full stone wall with windows overlooking lake to walk out deck, open concept, ceiling fans, recessed lights
Kitchen:	13'x16'6"	Tile, bar seating, laminate, pendant lights, recessed lights, stove, microwave, dishwasher & refrigerator remain
1/2 Bathroom:		Tile, vanity with Corian solid surface, vanity light
Bedroom/Office:	15'1"x11'	Carpet, double french doors with glass, ceiling fan, closet
Hall Bath/Laundry:		Tile, bathtub/shower surround, linen closet, vanity with Corian solid surface, vanity light, laundry (washer & dryer reserved)
Master Bedroom:	13'11x13'11"	Carpet, trayed ceiling, ceiling fan, recessed lights, large walk-in closet, lakeview
Master Bathroom:		Tile, linen closet, jet tub, walk-in shower, vanity with Corian solid surface, vanity light
East Bedroom:	11'3"x11'11"	Carpet, ceiling fan, double closet
Garage:		Utility closet with furnace & hot water heater, cabinets, stove & refrigerator reserved, manual overhead garage door screen, attic access, ceiling fans