



## WEBER REALTY

121 W WALNUT ST., P.O. BOX 8578

ROBINSON, IL 62454

BUS: (618)544-3156

FAX: (618)546-5296

[www.weberir.com](http://www.weberir.com)

Reduced! 6/6/25

**\*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:** \$389,999

**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:

13'11"x13'11"

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