



## 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! 3/27/25

**\*Listing agent is daughter of seller.\*\***

### Showing Instructions:

Please call for an appointment.

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



<b>Property Address:</b>	20392 N. Lake Walton Rd. Hutsonville, IL. 62433
<b>Owner:</b>	Jay and Gertrude Seaney Trust
<b>Listing Price:</b>	\$415,000
<b>Listed by:</b>	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