



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)

**WEBER REALTY**

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



<b>Property Address:</b>	20392 N. Lake Walton Rd. Hutsonville, IL. 62433
<b>Owner:</b>	Jay and Gertrude Seaney Trust
<b>Listing Price:</b>	\$429,900
<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

