



121 W WALNUT ST., P.O. BOX 8578
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****Agent is daughter of seller****

WEBER REALTY

Showing Instructions:

Occupied, please call for an appointment.

| | | |
|------------------------|---------------------------|-------------|
| Property Type | Ranch | |
| | Bedroom | Bath |
| 1st Floor | 3 | 2 1/2 |
| Basement | 2 | 1 |
| Foundation | Walk Out Basement | |
| Exterior | Brick/Vinyl | |
| Porch | Covered front, decks | |
| Roof | Shingle 2016 | |
| Garage | 2 Car Attached & Detached | |
| Size of Lot | 40 acres | |
| Heat | Geothermal F/A | |
| Air Cond. | Geothermal C/A | |
| Water Heater | 50 Gallon | |
| Approximate Age | 1998 | |
| Termite Policy | Pest Solution Inc. | |
| School Dist. | Hutsonville | |
| Water | City | |
| Sewer | Septic | |



| | | | |
|-----------------------|---------------------|--------------------------|--|
| Key | Lockbox | Property Address: | 21482 N. State Highway 1, West York, IL. 62478 |
| Taxes Pd. 2023 | \$5,672.24 | Owner: | Jay and Gertrude Seaney Trust |
| Tax I.D. | 03-0-01-000-013-000 | Listing Price: | \$949,900 |
| | 03-0-01-000-012-000 | Listing Agent: | Jennifer Crampton |

REMARKS:

Welcome to this nature lover's paradise! This 5 bedroom, 3.5 bath home features a full finished walk-out basement with spectacular views overlooking a gorgeous backyard oasis! Located on 40 acres you will find a 20x44 in-ground heated pool with automatic cover, multiple decks with hot tub, pool bath house, a well-maintained fully stocked aeriated pond with tiki hut/dock, 2 car attached garage along with a 2 car detached garage, additional building, amazing landscaping and garden area with irrigation system ran from the pond. Full house generator and septic under maintenance contract. Approximately 8 acres homestead, 7 acres tillable, and 25 acres wooded. Come and check out this gorgeous property with too many extras to list!

| | | |
|--------------------|--------------|--|
| Entry: | 10'11"x5'8" | Carpet, light fixture, stairway to basement |
| Living/Dining: | 28'6"x18'4" | Tile, ceiling fans, recessed lighting, double sided wood burning fireplace, walk-out deck, large windows overlooking pool and pond |
| Kitchen: | 12'2"x22'2" | Tile, ceiling fan, pendant lights, recessed lighting, dishwasher, stove, microwave, oversized refrigerator remain, Corian countertops, bar seating, eat-in kitchen |
| Mudroom: | 6'4"x10'10" | Tile, light fixture, large pantry |
| 1/2 Bathroom: | | Tile, vanity, light fixture, medicine cabinet |
| Hall: | | Carpet, light fixture, 2 storage closets |
| Hall Bath/Laundry: | | Tile, bathtub/shower surround, large vanity, medicine cabinet, washer/dryer (negotiable), linen cabinet |
| Master Bedroom: | 16'3"x14'3" | Carpet, ceiling fan, double sided fireplace, door to back deck |
| Master Bathroom: | | Tile, walk-in jetted shower, single vanity, vanity lights, walk-in closet |
| SE Bedroom: | 10'11"x11'5" | Carpet, ceiling fan, walk-in closet |
| NE Bedroom: | 11'3"x11'7" | Carpet, ceiling fan, double closet |
| Basement: | | |
| Family/Bonus Room: | 34'11"x25'1" | Carpet, overhead lights, drop ceiling, double sided wood burning fireplace, large walk-in storage closet, brick posts, door to back patio/pool |
| Bathroom: | | Carpet, single vanity, shower, cabinet |
| SE Bedroom: | 18'7"x15'5" | Carpet, large walk-in closet (plumbing system to master shower), utility closet |
| SW Bedroom: | 13'11"x27'3" | Carpet, large walk-in closet, double sided fireplace, door to back patio/pool |
| Garage: | | Epoxy floor coating, cabinets, appliances (reserved), ceiling fan, attic access, door to back deck |

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

