

**CRAWFORD COUNTY REAL ESTATE, INC.**

1010 W. Main St.  
Robinson, IL 62454

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**DIRECTIONS:**

**Showing Instructions:**  
Call for appt.



Approx. sq. ft.	1,104
Property Type	Manufactured
No. Rms.	4
	<b>Bedrooms Bath</b>
1st Floor	2   1
2nd Floor	
Basement	none
Foundation	piers w/ underpinning
Walls	drywall/panel
Floors	LVP/carpet
Porch	front stoop/back dock
Roof	metal - 5 yrs.
Windows	mostly replacement
Garage	2.5 car detached
Exterior	aluminum
Heat/AC	FA/CA
Water Heater	40 gal
Street	private lane
Alley	none
Termite Policy	none
School Dist.	Hutsonville
Water/Sewer	city/aerated septic
Size of Lot	60x150
Taxes	'22 \$354.88 (1 exemption)
Approximate Age	1977
Equalizer	\$117.00
Tax I.D. #03-1-07-201-002-999	



Price:	\$69,900	<del>\$79,900</del>
Address of Property	20438 N. Lake Walton Rd.	
	Hutsonville, IL 62433	
Owner:	Joseph Franklin, Jr.	
Address:		
Phone:		
Listed by:	Erica Lytis	
Sign Wanted:	yes	Key # 23 + lockbox

**REMARKS: (All information believed correct, but not guaranteed.)**

This 2 bedroom, 1 bath manufactured home has been updated within the last 2 yrs. to include new flooring, remodeled bath & fresh paint. Amazing views of Lake Walton from the spacious living room. Plumbing still in place in primary bedroom walk-in closet that used to be an en suite bath. Large dock out the back door. Propane tank is owned. Septic contract with Rex Vault.

- LIVING ROOM:** 24'x32', newer carpet, lake view, exterior door to patio/dock
- DINING AREA:** 8'x8', newer LVP, built-in hutch, overhead light
- KITCHEN:** 10'x11', newer LVP, s.s. range (1 yr.) & s.s refrigerator (3 yrs.) remain, ceiling fan w/ light, washer/dryer remain
- BATH:** remodeled approx. 2 yrs. ago, LVP, solid surface vanity sink w/ storage, tub/shower combo.
- WEST BEDROOM:** 9'x11.5, newer carpet, closet
- PRIMARY BR:** 10'x19', newer carpet, closet
- WALK-IN CLOSET/STORAGE:** 10'x5', newer LVP, overhead light, (used to be a second bath with plumbing still in place)
- GARAGE:** 24'x22', 2.5 car detached, new garage door & opener 2023

**\*99 yr. lease with \$650 annual lease fee. \$1,000 one time fee to prepare & record lease.**

**BUYER MUST BE APPROVED BY LAKE WALTON OWNERS**



LD: 4/15/24  
R -2.7