

CRAWFORD COUNTY REAL ESTATE, INC.

1010 W. Main St.
Robinson, IL 62454

Website - crawford-county.com
Email - c cre@crawford-county.com

DIRECTIONS:

Showing Instructions:
Call for appt.



Approx. sq. ft.	1,104
Property Type	Manufactured
No. Rms.	4
	Bedrooms Bath
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:	\$79,900
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