

**CRAWFORD COUNTY REAL ESTATE, INC.**

1010 W. Main St.  
Robinson, IL 62454

Website - [crawford-county.com](http://crawford-county.com)  
Email - [ccre@crawford-county.com](mailto:ccre@crawford-county.com)

**Showing Instructions:**  
Call for appt.



**Buyer must be approved by Lake Walton owners**

Approx. sq. ft.	1,000	
Property Type	Contemporary	
No. Rms.	4	
	<b>Bedrooms</b>	<b>Bath</b>
1st Floor	1 or 2	1
2nd Floor		
Basement	crawl	
Foundation	block	
Walls	drywall	
Floors	slate, hardwood	
Porch	back screened	
Roof	rolled/metal on garage	
Windows	some replacement	
Garage	2 car att.	
Exterior	wood/slate	
Heat/AC	gas FA/CA	
Water Heater	40 gal elec. 2021	
Street	private gravel lane	
Alley	none	
Termite Policy	none	
School Dist.	Hustonsville	
Water/Sewer	city/septic	
Size of Lot	75x130	
Taxes	'22 \$285.56 (1 exemption)	
Approximate Age	1970	
Equalizer	\$146.00	
Tax I.D. #03-1-07-201-005-997		



Price: **\$119,900**

Address of Property	20300 N. Lake Walton Rd.
	Hustonsville, IL 62433
Owner:	Gregory E. & Cynthia L. Lundius
Address:	
Phone:	
Listed by:	Erica Lytis
Sign Wanted:	yes <b>Key # + lockbox</b>

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

Situated atop a hill at Lake Walton, this 2 bedroom contemporary lake home offers amazing views. Many updates have been completed to include new plumbing, some new interior doors, exterior lighting, newer stainless appliances, rock driveway and fresh paint throughout. Screened porch was completed in 2022 overlooking the picturesque views of the lake. 1,000 gal propane tank is owned. **99 yr. lease w/ \$650 annual lease fee. \$1,000 one time fee to prepare and record lease.**

**LIVING ROOM:** 19.5x15.5, Red Oak hardwood, track lighting, free floating shelves, abundant picture windows, fresh paint, wood ceiling

**KITCHEN:** 16'x14.5, slate flooring, newer stainless refrigerator, range & dishwasher remain, track lighting, Butcher block & mosaic tile countertops, wood ceiling

**DINING:** 9.5x12', slate flooring, ceiling fan w/ light, mosaic tiled breakfast bar w/ pendant lighting, wood ceiling, utility closet, washer/dryer negotiable

**NE BEDROOM:** 10'x13.5, Red Oak hardwood, large closet, track lighting, fresh paint, wood ceiling, light switch wired for Amazon Smart Home, wood ceiling

**FULL BATH:** ceramic tile Jacuzzi tub, walk-in shower, solid surface vanity sink, heated towel rack

**NW BR/OFFICE:** 11'x9.5, Red Oak & slate flooring, fresh paint, large closet in hall

**SCREENED PORCH:** 28'x12', completed in 2022, ceiling fan w/ light

**GARAGE:** 2 car, one electric opener

**SHED:** 10'x16', metal roof



LD: 5/4/24  
R -2.7