

Sale Name: Cozy Home on Pana Lake

LOT 1 - 12 Elizabeth Cr. Pana, IL



Description

12 Elizabeth Cr. Pana, IL

Here's your chance at a little slice of lake life on Pana Lake. This is a cozy 1,000 square foot home steps away from the water. There's a beautiful deck on the back of the house perfect for morning coffee or evening dinners.

Features of the home:

- City water and septic
- \$350/year lake lease

****Update from the City of Pana: The City has re-evaluated the lot. It's 9,665 square feet which qualifies it as an oversized lot so the annual lease is \$700.**

- Wood burning fireplace
- New air conditioning 2024
- Furnace installed 2018
- 2 year old water heater
- Vinyl siding with a metal roof

Room Breakdown:

- 13'6"x20" Living Room with laminate floor, paneled walls, drop ceiling, and fireplace.
- 16'X11" Family Room with laminate floor, paneled walls, and drop ceiling.
- 16'X8' Bedroom with laminate floor, paneled walls, and drop ceiling. The room has a closet as well.
- 11'X14'6" Kitchen with vinyl floor and paneled walls. The gas stove stays.
- 6'X6' Laundry Room with vinyl floor and drywall. The room has a nice counter with a sink. The stacking washer and dryer stay. There's a linen closet.
- 7'6"X13" Bathroom that's all new.
- 20'X26' Detached garage (insulated and heated) with covered walkway to house
- The Kitchen and laundry area of the home were originally a camper. This area still has a metal frame and is on a small cellar/basement.

Real Estate Taxes (2023): \$1,139.54

PIN: 11-25-24-401-005-00

Lake Lot Number: B13

Lot Size: 60'X100" (This will be reevaluated upon the transfer of the lease)

Earnest Money: \$5,000 Payable to Advanced Title Company

Sells subject to Seller confirmation at conclusion of the bidding

Open Houses will be held June 5 & June 11, 4-6 PM.

A few things to note about the lake lot:

- The buyer will need to contact Pana City Hall (217/562-3626) to notify they have successfully purchased this property. The ordinance office will do a reinspection of the lot at that time. The buyer will be responsible for signing a new lease with the City of Pana. A copy of that lease is attached to the documents section above. There's an addendum to the lease if financing is involved. If this is the case, the City of Pana will need the lender to provide a copy of the amortization schedule so the lease dates are properly adjusted. The buyer will be responsible for a one time \$1,000 transfer fee when the new lot lease is signed.

Quantity: 1



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