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**SOLD \$620,000 / CLOSED 8/31/17**

FOR SALE: ST. CLAIR COUNTY IL 40+- ACRES

## PROPERTY DETAILS

Address: 1500 Hotz Road, Lenzburg IL 62255

Price Reduced: \$649,000 / ~~List Price: \$695,000~~

Perfect family or corporate retreat or excellent private residence only one hour from St Louis MO. This 40 acres features a 5-bedroom, 4-bath, 2-story atrium home on a 40-acre lake that is over one mile long and has only one other land-owner bordering the lake. The home was built in 2011 and sets perfectly overlooking the lake to give a beautiful view out the large atrium windows. Insulated Concrete Form (ICF) construction makes this home solid and energy efficient. Home has radiant floor heat and forced air. From the living room in the walkout lower level, you will take in a large vaulted ceiling, a wood stove with a marble baking area, the open floor plan to the kitchen and dining room and the modern black metal railing accent leading to the main and second floor. The screened patio under the deck features a fireplace and provides a great place to entertain. There is a lower attached single car garage and an upper level attached garage. There are 26+ acres of wooded ground with trails throughout perfect for hunting, ATV riding or paint ball. There is a 36 x 64 Cleary outbuilding that serves as a garage and has been finished with an apartment and screened porch overlooking the lake. The lake has a custom built floating dock that also functions as a boat launch. This lake provides fishing, waterfowl hunting and has been used to water ski. This is a comfortable home with privacy and recreation all within an hour drive from St. Louis.

Listing 2013L

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