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Brinkoetter
REALTORS



**3284
OAKLAND
AVENUE**
DECATUR, IL

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About This Property



3 Beds



2.5 Baths



1,878 Sqft



0.46 Acres



2 Car Garage

THE PROPERTY DETAILS

Located near schools, grocery stores and restaurants, this large ranch with a full basement is a perfect reason to move. Mature trees cast welcoming shade and encourage you to enjoy being removed from the rush of daily life in this tucked-away neighborhood. A circle drive makes accessing the garage even easier and allows for more parking. The front porch lets you enjoy watching the neighborhood kids ride bikes or talking to the neighbors. When you're ready step inside to plenty of room and rooms for everyone! The living room will hold your family and guests, or you can spread out to a dining area, another living space or a room that could be more living space or an office. There were four bedrooms, but one has been turned into a main floor laundry. The laundry room and two bedrooms have hardwood under

the carpet. One bedroom has an attached half bath. The fourth bedroom has new carpet! Don't pass by the oak kitchen with ceiling high cabinets, a pantry with swinging door storage, undercabinet lighting, and many cabinets with roll-out drawers. There's a gas stove, refrigerator and dishwasher that stay. Seems impossible to need more space, but if you do, the full basement has huge workshops, plus room for hobbies, exercise or entertaining. It also has a step-saving full bath. You can gain access to the basement through the house, the garage or the outside. A fenced back yard holds three additional storage spaces including a 1.5 car garage/workshop with more storage up. The yard also has a deck, raspberries and a pear tree. For peace of mind there is 200 amp service, ability to attach a generator, and a new well tank installed.

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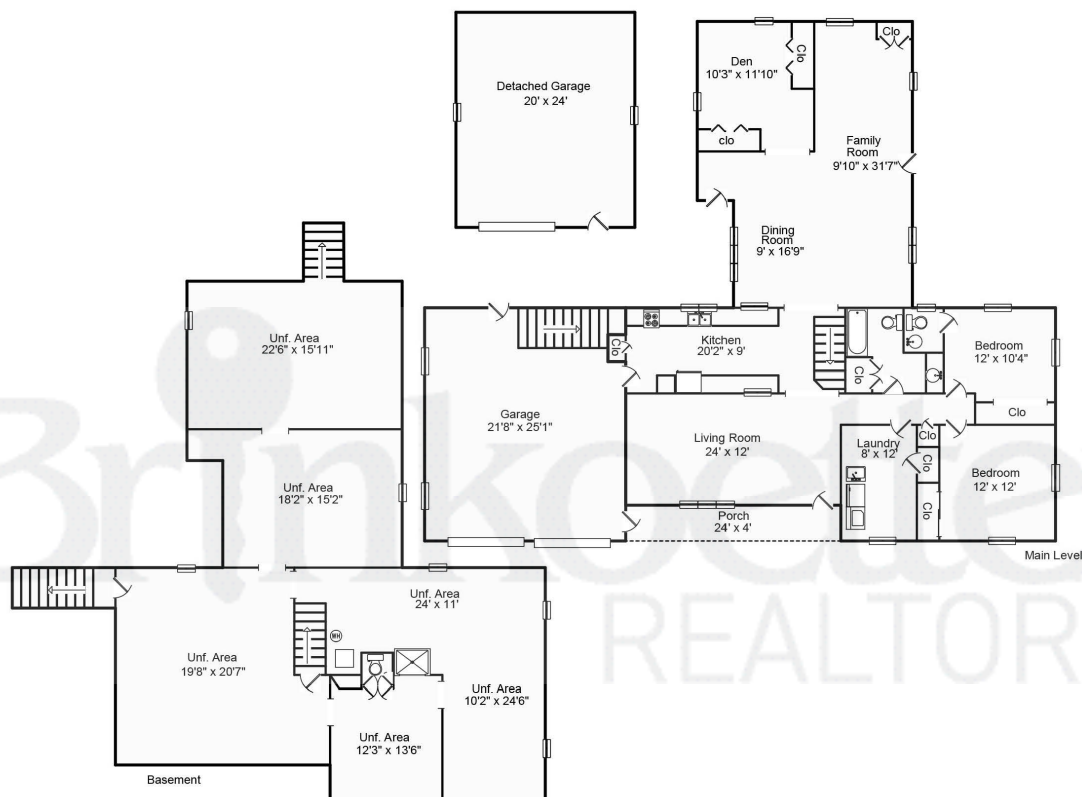
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THE PROPERTY FLOOR PLAN



Area:	Sq. Ft.
Main Level	1,878
Unf. Basement	1,953
Garage	579
Detached Garage	480
Porch	96