



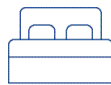
**1110
ASH
AVENUE**

DECATUR, IL

See more at **brinkoetter.com**



About This Property



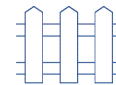
3 Beds



2.5 Baths



2,839 Sqft



1.09 Acres



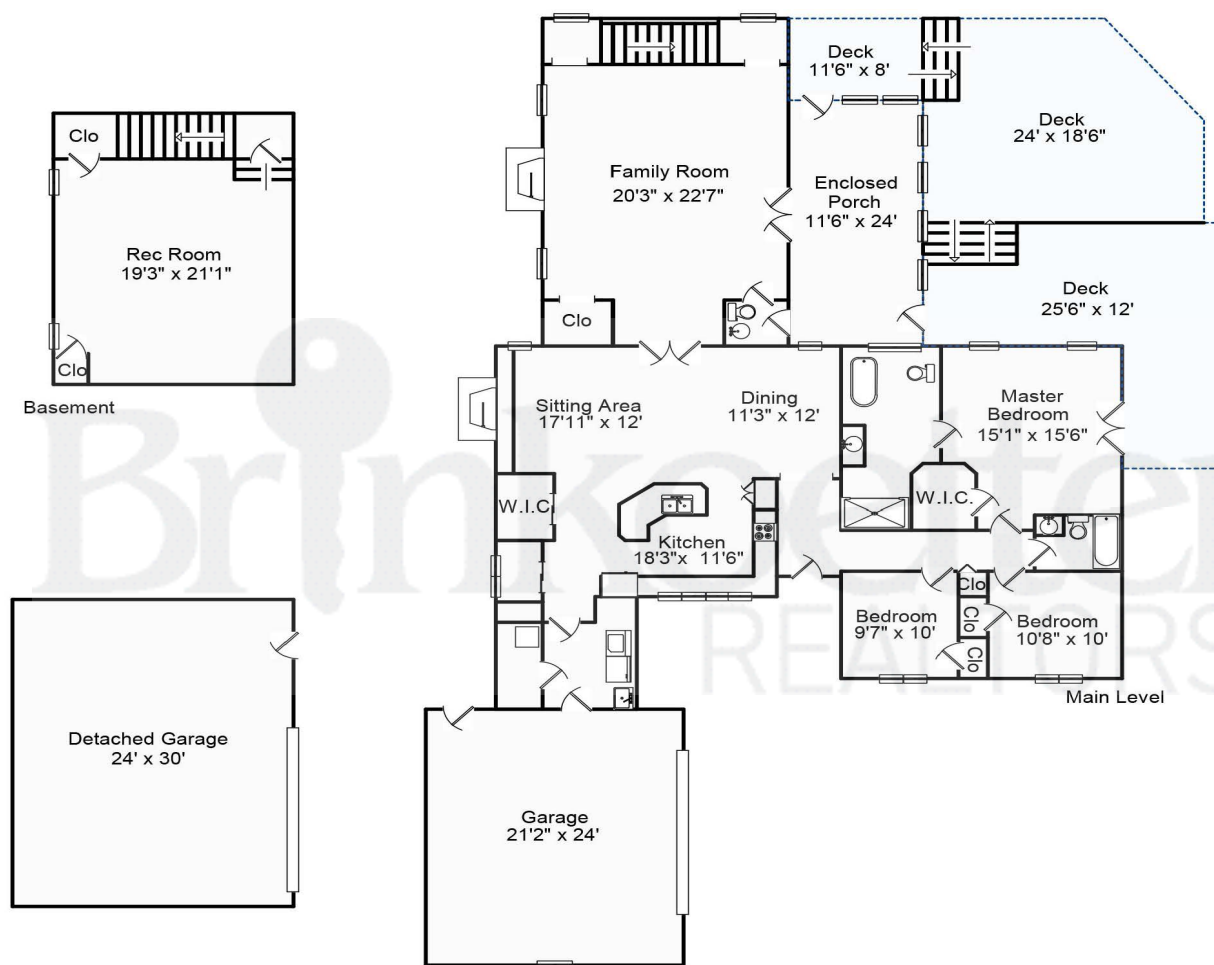
5 Car Garage

THE PROPERTY DETAILS

Spacious 3-Bed Ranch on 1+ Acre – Warrensburg-Latham Schools This beautifully updated 3 bedroom, 2.5 bath ranch sits on over an acre at the end of a quiet dead-end road on Decatur's west side, within the Warrensburg-Latham School District. The main floor offers an open layout with all ceramic tile flooring, a newly remodeled kitchen featuring updated cabinets, a large island, and new microwave. A utility sink adds convenience in the mudroom. The primary suite opens to the deck through French doors, with a private bath that includes a clawfoot tub, separate shower, and heater light for comfort. Enjoy multiple living spaces including two fireplaces, an EZ Breeze sunroom, and a partially finished basement perfect for entertaining—projector, screen, and equipment negotiable. Exterior highlights

include a 2-car heated attached garage, 2.5-car detached garage, shed, and a huge deck with new decking. Recent major updates bring peace of mind: roof (2024), HVAC with new trunk line (2022), and on-demand water heater with recirculation pump (2023). For added confidence, the home, septic, and termite inspections have already been completed—reports available upon request. This is a rare opportunity to own a move-in ready home on acreage with abundant updates and space inside and out.

THE PROPERTY FLOOR PLAN



Area:	Sq. Ft.
Main Level	2,296
Fin. Basement	543
Garage	550
Detached Garage	720
Enclosed Porch	276
Deck	938