



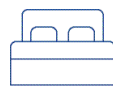
**126  
DELMAR  
AVENUE**

DECATUR, IL

See more at [brinkoetter.com](http://brinkoetter.com)



## About This Property



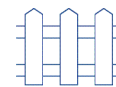
**3 Beds**



**2 Baths**



**2,570 Sqft**



**0.22 Acres**



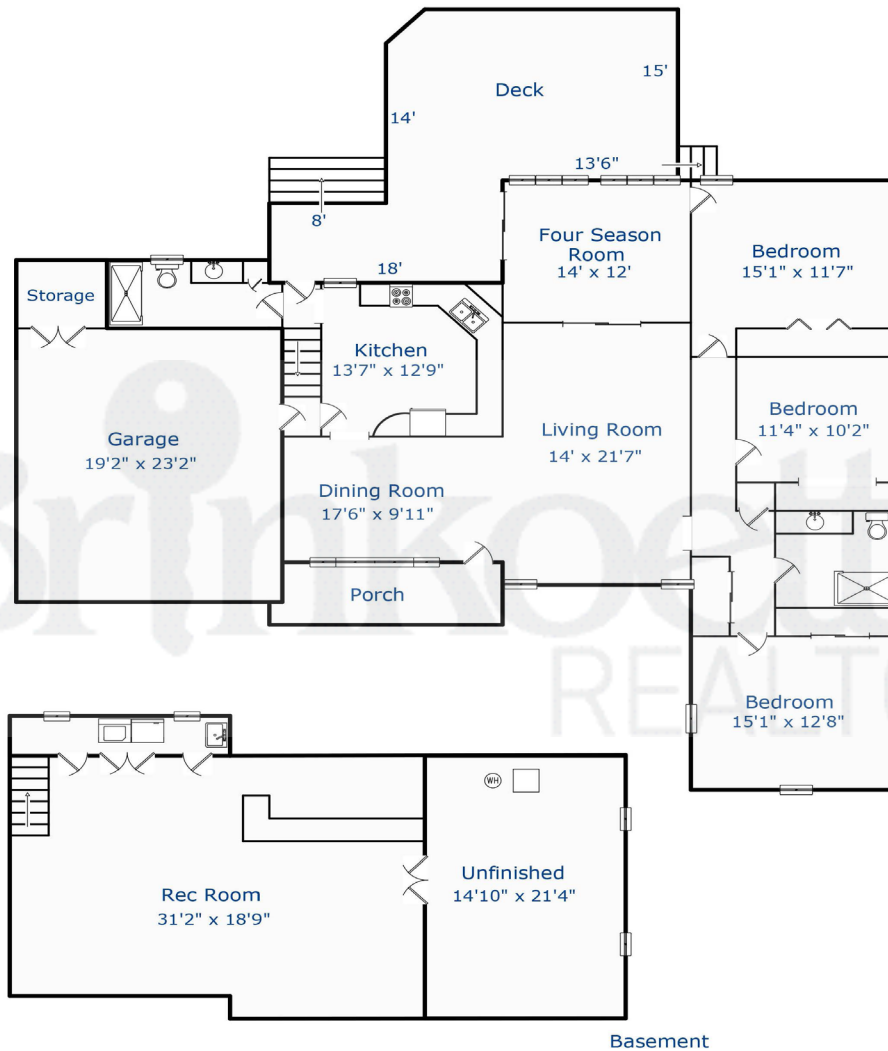
**2 Car Garage**

## THE PROPERTY DETAILS

Well-maintained 3-bed, 2-bath ranch located on Decatur's sought-after Historic West End, walking distance from Fairview Park, Kiwanis Park, and the Macon County bike path. This nearly 1,900 SF main floor home offers beautiful hardwood floors, large living spaces, and a cozy living room with a wood-burning fireplace plus gas hookup. The home has been pre-inspected and features numerous updates including fresh interior paint, painted kitchen cabinets, a fully remodeled main-floor bathroom, new 6" gutters, new garage door and opener, and a new roof with new skylight. The kitchen is filled with natural light from the skylight

and offers an abundance of cabinet space along with a reverse osmosis system. The basement provides excellent recreation space and includes a pool table that stays, perfect for entertaining. Additional improvements include new HVAC (newer), a new 50-gallon water heater in 2024, and a bright four-seasons room overlooking the fenced backyard with large deck. Move-in ready with major updates already done — a rare ranch opportunity in one of Decatur's most walkable and desirable neighborhoods.

## THE PROPERTY FLOOR PLAN



Area:	Sq. Ft.
Main Level	1,866
Fin. Basement	704
Unf. Basement	416
Garage	534
Porch	96
Deck	477