



Andrea Cramer, REALTOR

Office: (217) 875-0555

Mobile: (217) 520-1306

Email: andrea@brinkoetter.com

Web: www.brinkoetter.com

Brinkoetter
REALTORS



**1305
SUMMIT
AVENUE**
DECATUR, IL

See more at **brinkoetter.com**



**About This
Property**



2 Beds



1.5 Baths



1,527 Sqft



0.57 Acres



2 Car Garage

THE PROPERTY DETAILS

Classic brick charm meets space and versatility in this 1.5-story home, set on a generous .57-acre corner lot. The living room features a wood-burning fireplace and hardwood flooring, while the dining room and kitchen offer built-in storage that adds both character and function. An additional family room provides flexible living space and is currently used as a main-level primary suite. Upstairs, the dormer bedroom includes

its own half bath, adding privacy and versatility. The home has also been updated with new PEX plumbing throughout. Outside, the large detached garage features a new roof, gutters, garage doors, and openers, while a long driveway offers plenty of off-street parking. With its brick exterior, flexible floor plan, and generous lot, this home offers an impressive combination of space, features, and value.

Information Deemed Reliable But Not Guaranteed and is for Illustration Purposes Only · All Interior Dimensions Are Approximate. Copyright 2019 Brinkoetter Realtors. All Rights Reserved.



Andrea Cramer, REALTOR

Office: (217) 875-0555

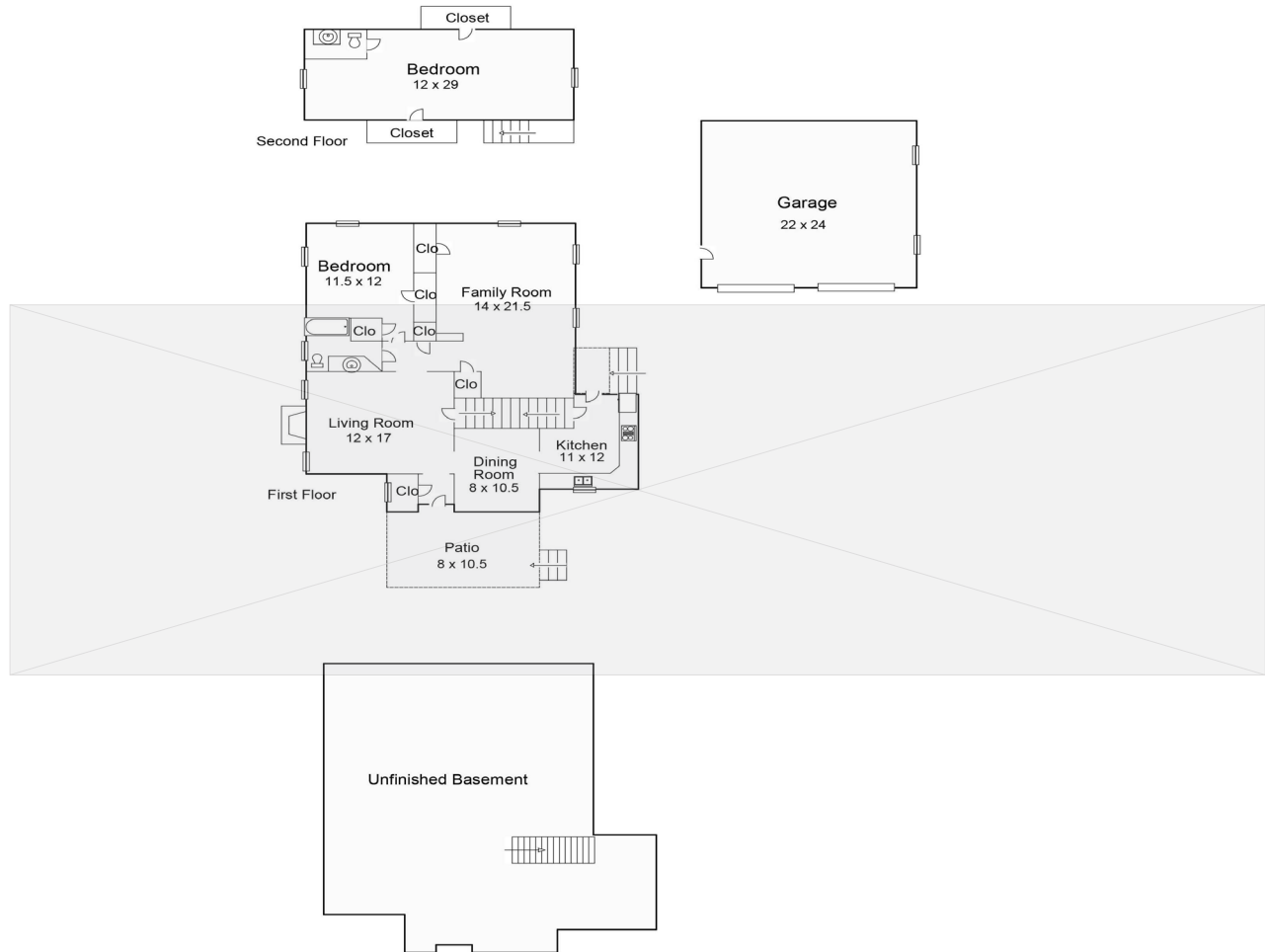
Mobile: (217) 520-1306

Email: andrea@brinkoetter.com

Web: www.brinkoetter.com



THE PROPERTY FLOOR PLAN



Information deemed reliable but not guaranteed

Area:	Sq. Ft.
Main Level	1,167
Upper Level	360
Unf. Basement	1,167
Garage	528
Patio	174
Rear Stoop	24