



**1613  
RIVERVIEW  
AVENUE**

DECATUR, IL

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## About This Property



**3 Beds**



**2.5 Baths**



**2,112 Sqft**



**0.12 Acres**



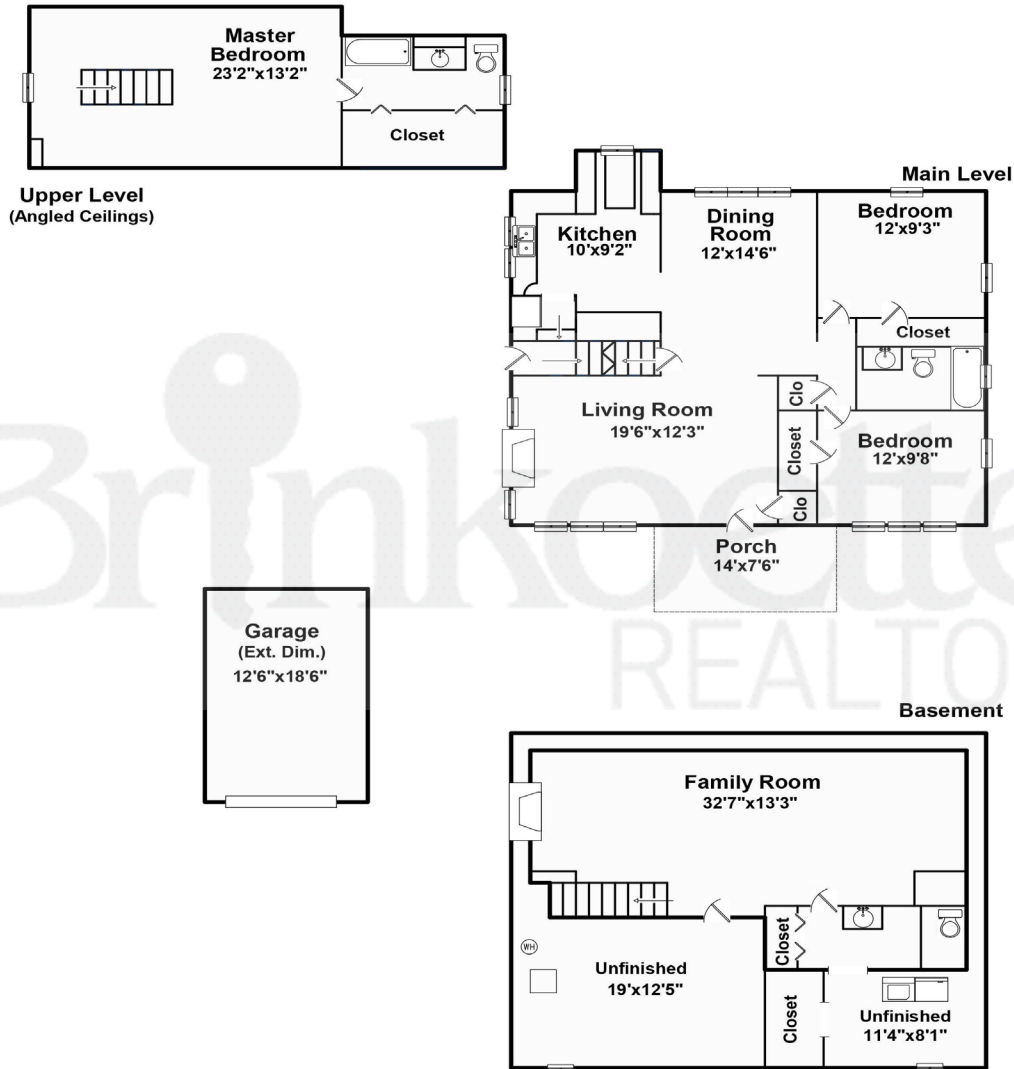
**1 Car Garage**

## THE PROPERTY DETAILS

Welcome to this adorable cottage-style home in the desirable West End, conveniently located near Millikin University. This inviting home blends classic charm with thoughtful updates and comfortable living spaces. The curb appeal is also outstanding. The home features three bedrooms and two-and-a-half bathrooms, with an upstairs master bedroom and bath equipped with an in-wall heating and cooling system for added comfort. The basement offers even more living space with a cozy family room, laundry area,

and half bath. Numerous updates provide peace of mind, including all new windows in 2023, plus landscaping, roof, gutters, and skylight replaced in 2019. A new washer and dryer were added in 2026. The home also includes a whole-home humidifier for year-round comfort. With its charming style, spacious layout, and extensive updates, this West End gem is ready to welcome its next owner!

## THE PROPERTY FLOOR PLAN



| Area:         | Sq. Ft. |
|---------------|---------|
| Main Level    | 1,081   |
| Upper Level   | 480     |
| Fin. Basement | 551     |
| Unf. Basement | 508     |
| Garage        | 231     |
| Porch         | 105     |