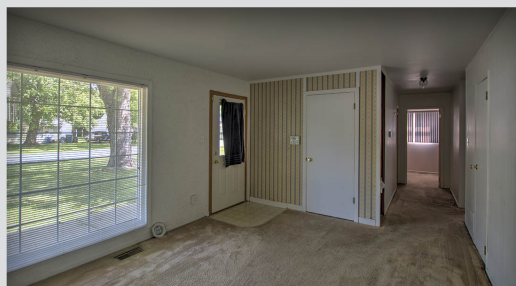




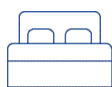
**1645  
CENTER  
STREET**

DECATUR, IL

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## About This Property



**3 Beds**



**1 Bath**



**925 Sqft**



**0.18 Acres**



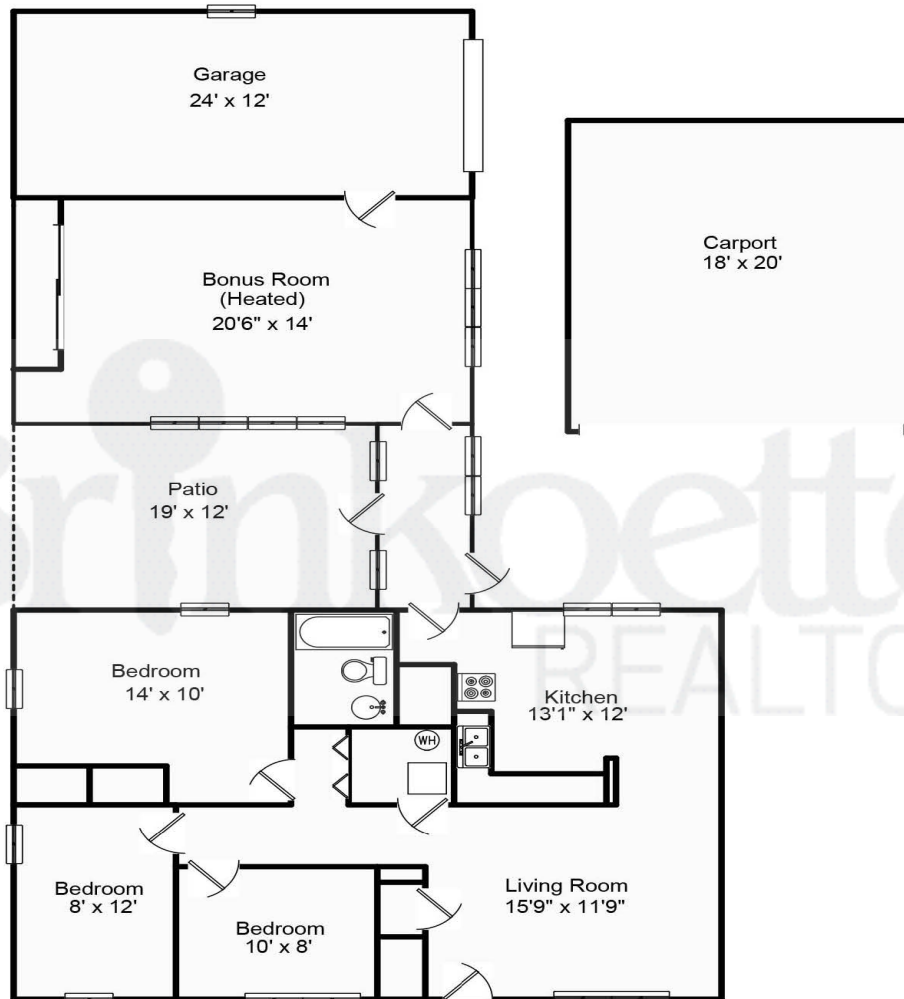
**2 Car Garage**

## THE PROPERTY DETAILS

This 3-bedroom, 1-bath ranch offers more than meets the eye with a spacious 20' x 14' bonus room—perfect for a family room, hobby space, or home office. The property features both an attached garage and a carport for added convenience. Previously used as an investment property, it's a great fit for any buyer, whether you're looking for your next home or a solid addition to

your portfolio. Currently there is no homestead exemption on the property, but if owner-occupied, taxes could be reduced by approximately \$600 annually. Located on Decatur's west side, this home combines value and potential in one package—schedule your showing today!

## THE PROPERTY FLOOR PLAN



Area:	Sq. Ft.
Main Level	925
Garage	288
Carport	360
Patio	228
Breezeway	60
Bonus Room	348