



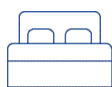
**1706
DIVISION
STREET**

DECATUR, IL

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About This Property



2 Beds



1 Bath



1,040 Sqft



0.14 Acres



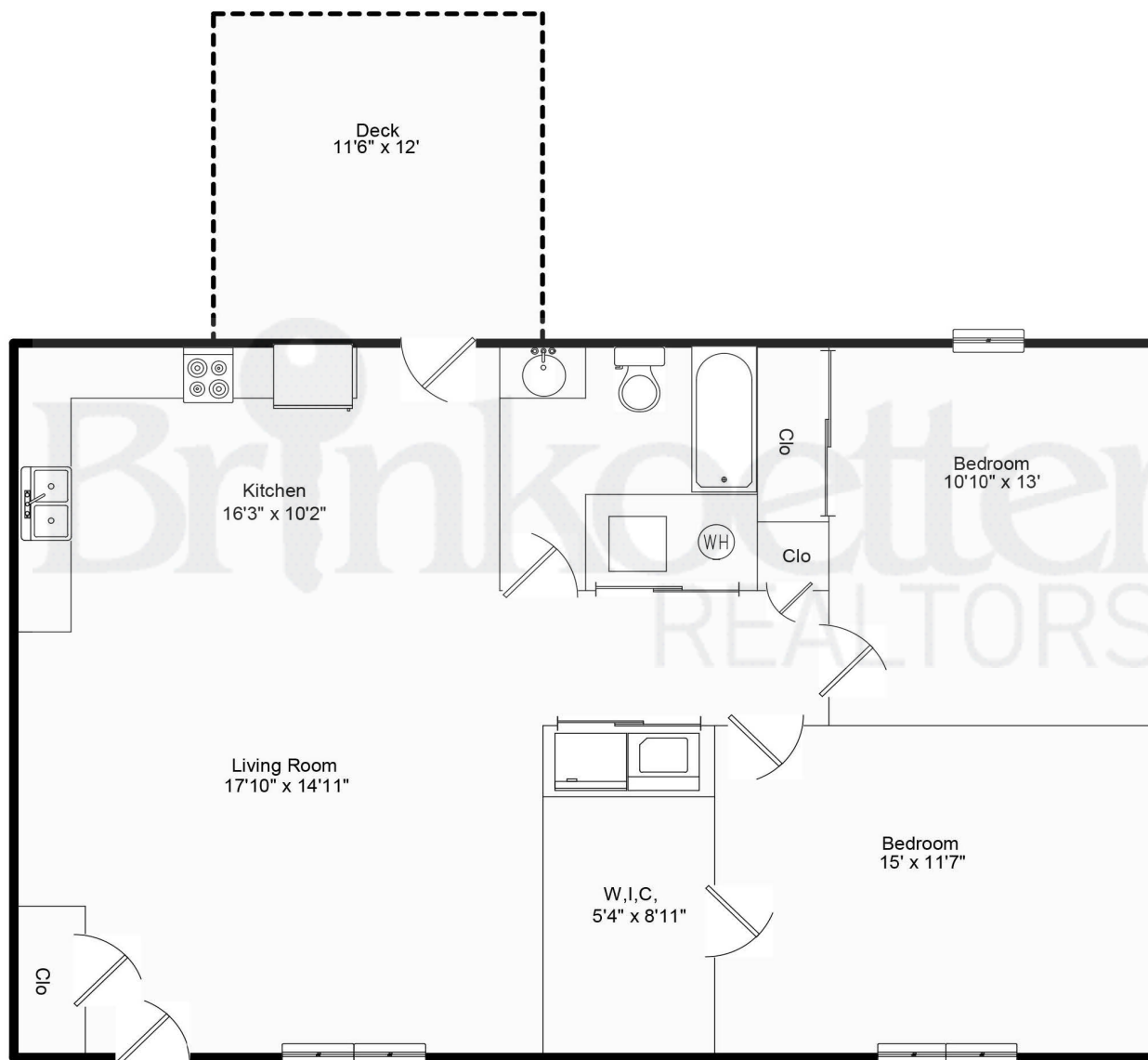
No Garage

THE PROPERTY DETAILS

This 2-bedroom, 1-bath ranch offers an open floor plan and is move-in ready. Previously rented for \$1,100/month, this property provides strong income potential at an affordable purchase price. Key updates include a roof and deck (2019), new front door, and HVAC (2007). Inside, you'll find a functional kitchen with attractive cabinets, plus a spacious primary bedroom featuring a walk-in closet with crawl space access. Property

taxes could be reduced by approximately \$500–600/year with an owner-occupied homestead exemption. Whether you're looking to add to your portfolio or secure a low-maintenance home, this property offers a great combination of updates, rental history, and value.

THE PROPERTY FLOOR PLAN



Area:	Sq. Ft.
Main Level	1,040
Deck	138