



## Doolin Group, Realtors

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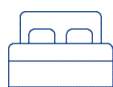


**3103  
OAKLAND  
AVENUE**  
DECATUR, IL

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### About This Property



**3 Beds**



**2.5 Baths**



**1,861 Sqft**



**0.46 Acres**



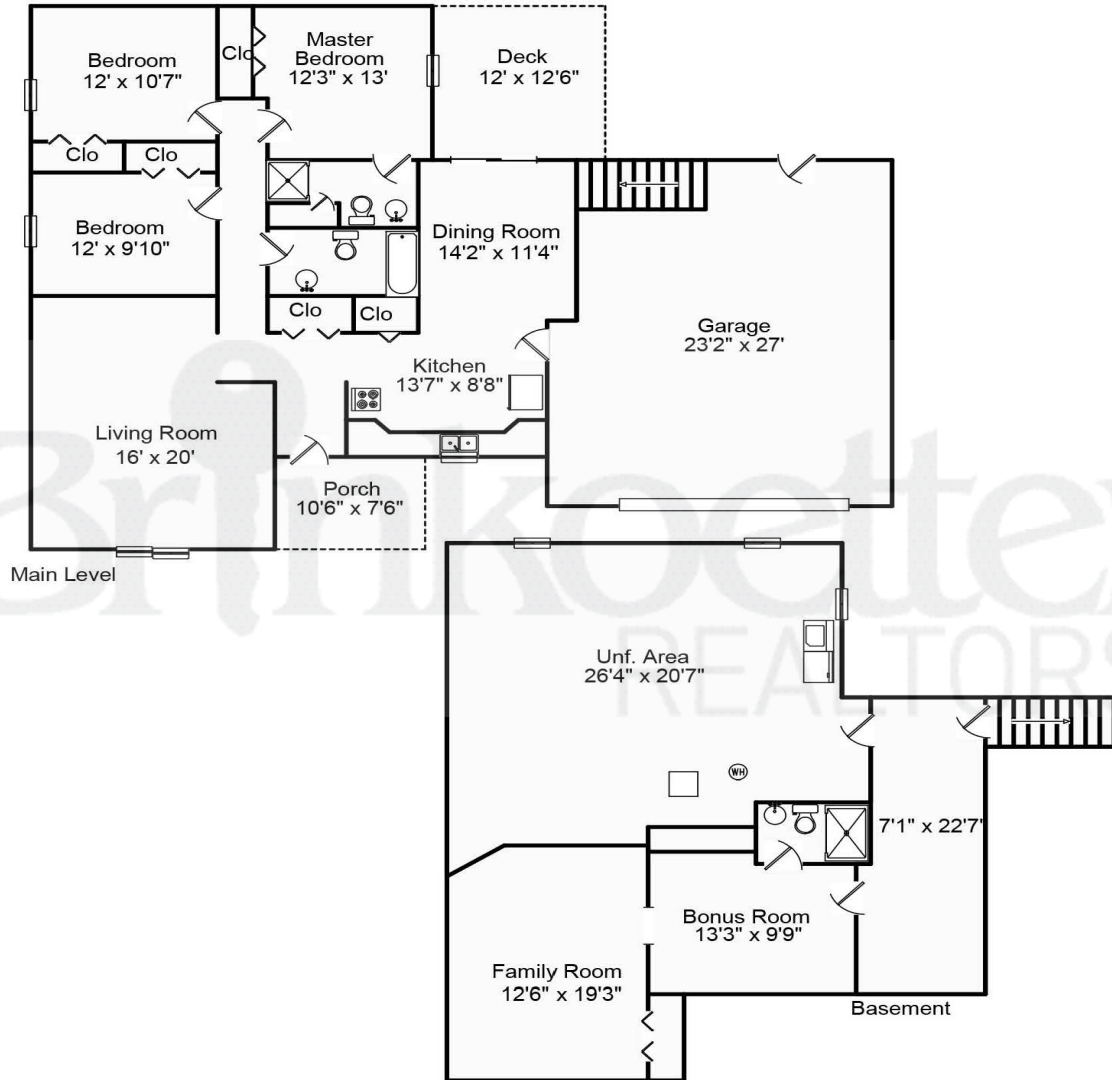
**2 Car Garage**

## THE PROPERTY DETAILS

Great north location close to shopping, churches, schools and interstate 72. This brick and vinyl sided ranch has a full basement and a 2 car attached garage. The main floor offers a large eat-in kitchen, private living room and 3 bedrooms. Entering the basement from the garage offers a private setting for guests if needed. The basement has a family room, bathroom and a laundry area. Detached garage is perfect for a workshop. Plus, there is a large shed for storing lawn mowers and garden equipment.

Nice garden area next to the shed. Minor cosmetic updating needed. Selling home in an As Is condition due to being in an Estate. Great neighborhood with 1/2 acre lots.

## THE PROPERTY FLOOR PLAN



Area:	Sq. Ft.
Main Level	1,368
Fin. Basement	493
Unf. Basement	902
Garage	646
Porch	79
Deck	150