



## Arianna Sims, REALTOR

**Office:** (217) 875-0555

**Mobile:** (217) 358-2247

**Email:** ariannasims@brinkoetter.com

**Web:** www.brinkoetter.com

**Brinkoetter**  
REALTORS

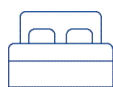


**313  
PIERSON  
AVENUE**  
DECATUR, IL

See more at **brinkoetter.com**



## About This Property



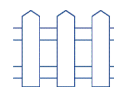
**3 Beds**



**2 Baths**



**1,476 Sqft**



**0.13 Acres**



**2 Car Garage**

## THE PROPERTY DETAILS

Welcome to 363 E Pierson! This charming yellow-brick home is brimming with potential and awaiting its new owner. Beautifully maintained, the main level offers 2 bedrooms, a warm living room with original hardwood flooring, the eat-in kitchen that has beautiful wooden cabinets with tons of storage and walk out sliding doors to the rear porch that's perfect for enjoying the season's breeze. Upstairs, you'll find a spacious 3rd bedroom with new windows, carpet, and fresh paint. The basement offers massive opportunity for additional living quarters, family/living

room, kitchen, bath, and an additional room that could be used as a 4th bedroom. Outside, enjoy the spacious yard and an impressive detached 2-car garage- great for vehicles, storage, hobby space, or a hangout space. You do not want to miss out on this charming move-in ready home.

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



## Arianna Sims, REALTOR

**Office:** (217) 875-0555

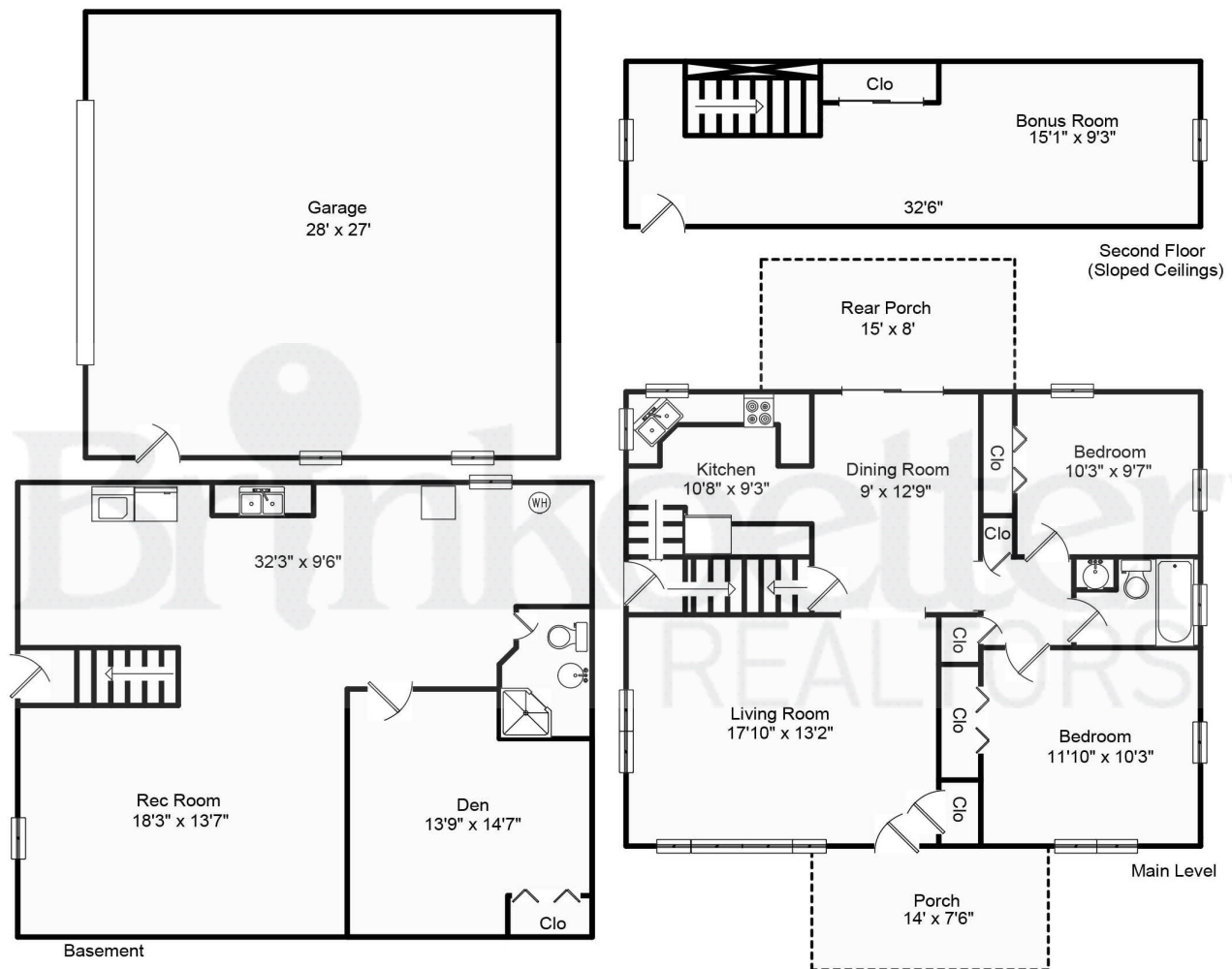
**Mobile:** (217) 358-2247

**Email:** ariannasims@brinkoetter.com

**Web:** www.brinkoetter.com

**Brinkoetter**  
REALTORS

## THE PROPERTY FLOOR PLAN



| Area:                 | Sq. Ft. |
|-----------------------|---------|
| Main Level            | 935     |
| Upper Level           | 340     |
| Fin. Basement         | 201     |
| Partial Fin. Basement | 734     |
| Garage                | 756     |
| Rear Porch            | 120     |
| Porch                 | 105     |