



Austin Deaton, REALTOR

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REALTORS



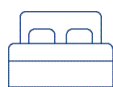
**1305
OAK
DRIVE**

DECATUR, IL

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About This Property



3 Beds



1 Bath



1,221 Sqft



0.11 Acres



Garage

THE PROPERTY DETAILS

Just steps from Lake Decatur, this charming 3-bedroom, 1-bath home offers the character, location, and potential you've been looking for! From the moment you arrive, you'll appreciate the home's unique charm. Main floor consisting of two bedrooms, one full bathroom, living room & kitchen / dining space. Upstairs, a spacious loft/bedroom provides flexible living space with plenty of pos-

sibilities. The unfinished basement adds valuable storage and potential, while the former garage area offers the opportunity to convert it back to garage space. Whether you're looking for a year-round home, weekend retreat, or a property near the water, this one is all about LOCATION, LOCATION, LOCATION! All for less than \$100k!

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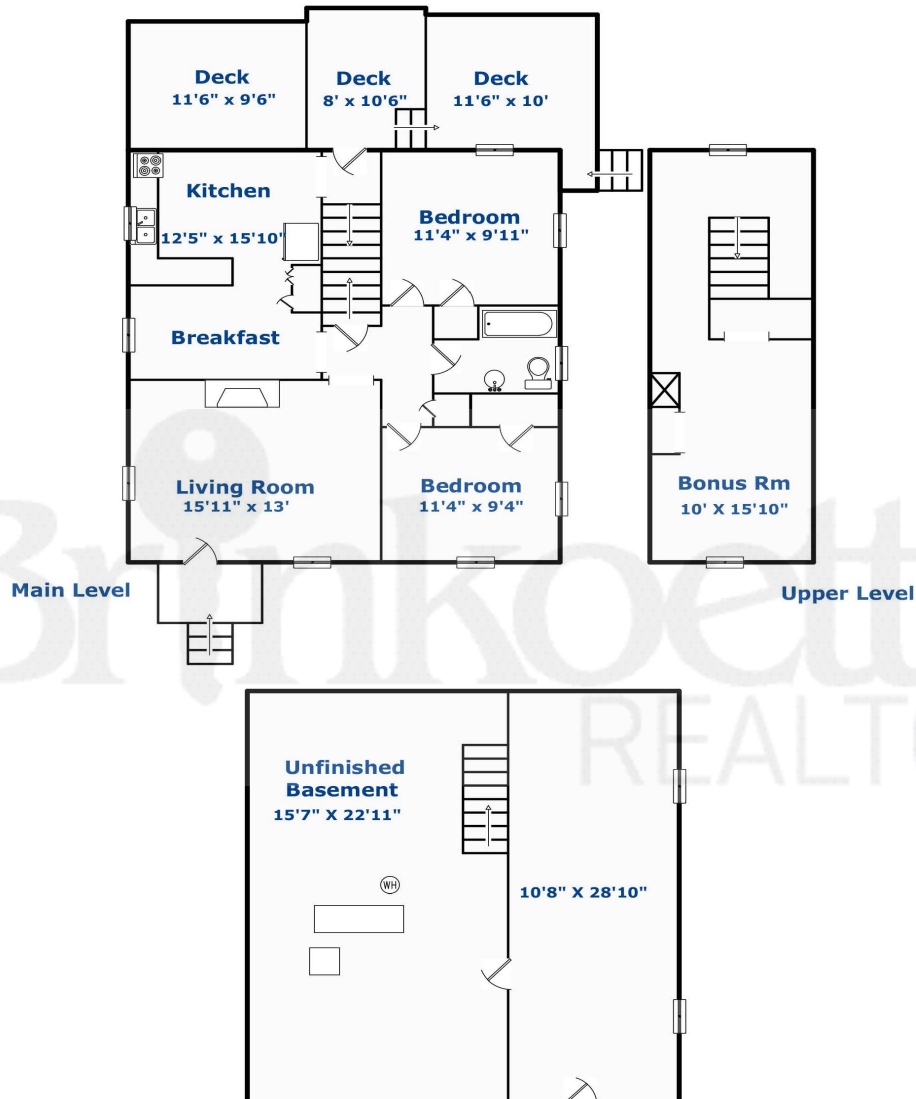
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THE PROPERTY FLOOR PLAN



Area:	Sq. Ft.
Main Level	885
Upper Level	336
Unf. Basement	885
Deck	321