



**Dina Durbin, REALTOR**

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**Brinkoetter**  
REALTORS

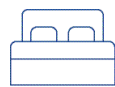


**2273  
FAIRVIEW  
AVENUE**  
DECATUR, IL

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### About This Property



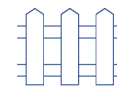
**3 Beds**



**1 Bath**



**1,712 Sqft**



**0.23 Acres**



**1 Car Garage**

## THE PROPERTY DETAILS

Home was just appraised for \$90,000 on 6/19/25 so it's priced accordingly because it needs some TLC! Some new carpet and fresh paint and it will make somebody a great home! Beautiful oak cabinets in the kitchen, 3 bedrooms and 1 1/2 baths with a full basement, 1 car attached garage with a carport and a 2 car

detached garage, great for woodworking, mechanical shop or a man cave, also has a fenced in yard! Only one block away from a neighborhood park. Home has a second lot, that parcel #is 04-12-04-406-007

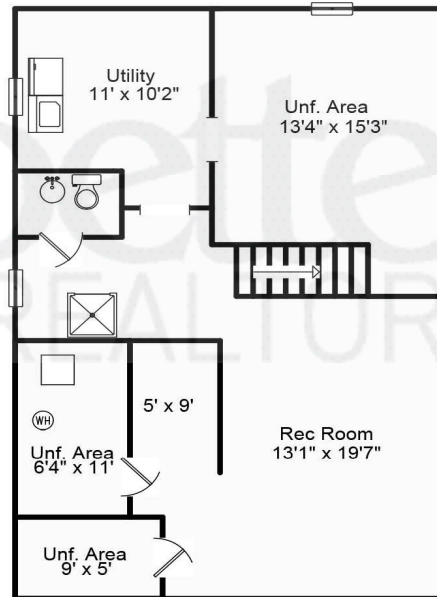
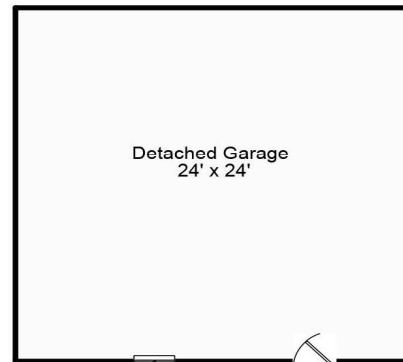
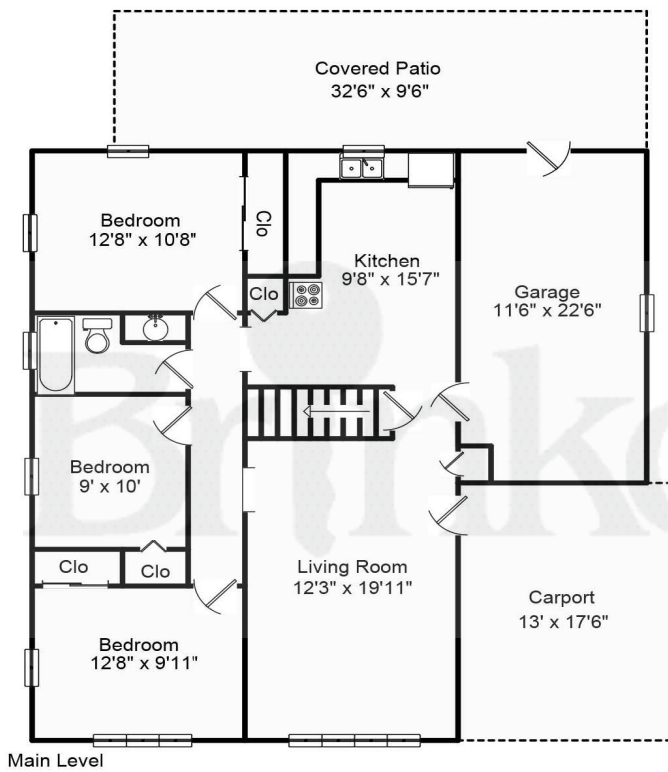


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## THE PROPERTY FLOOR PLAN



Area:	Sq. Ft.
Main Level	1,045
Fin. Basement	667
Unf. Basement	373
Garage	259
Detached Garage	576
Carport	228
Covered Patio	309