



John Sellers, Broker

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**1440
SUNSET
AVENUE**
DECATUR, IL

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About This Property



3 Beds



1.5 Baths



2,262 Sqft



0.18 Acres



2 Car Garage

THE PROPERTY DETAILS

Enjoy the character of older homes? This one you'll want to see! A 2-story West End charmer. A bay window, French doors and a wood burning fireplace welcome you in. Through the pocket door you will see a beautifully updated kitchen boasting subway tile backsplash and quartz countertops. The adjacent dining room is spacious and well appointed with generous storage and built-in display shelves. Through the doorway, the enclosed porch offers additional entertaining space. Relax on the swing or dine with a view

of nature. The original oak stairway leads you upstairs where the master bedroom stretches across the width of the house. The other two bedrooms open to the paneled den/office providing private family space. The basement family room adds more entertaining/recreational space along with a laundry room including a walk-in shower room. Cap it all off with the privacy-fenced back yard, paved patio and a driveway wide enough to permit side-by-side parking.

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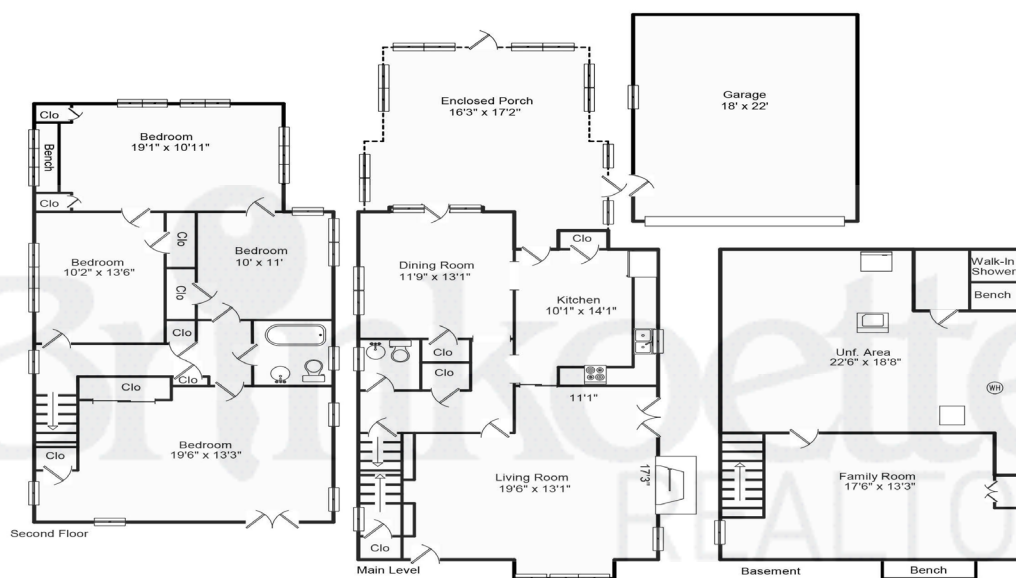
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THE PROPERTY FLOOR PLAN



Area:	Sq. Ft.
Main Level	870
Upper Level	1,022
Fin. Basement	370
Unf. Basement	422
Garage	396
Enclosed Porch	330