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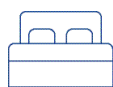


**2377**  
**FLORIAN**  
**AVENUE**  
DECATUR, IL

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## About This Property



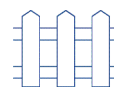
**4 Beds**



**3.5 Baths**



**3,129 Sqft**



**0.30 Acres**



**2 Car Garage**

## THE PROPERTY DETAILS

Welcome Home! This move-in ready Ranch has so much to offer past the 4 bedrooms and 3.5 bathrooms. Functional layout offers open concept Kitchen/Dining/Living spaces alongside a 2nd (and 3rd) additional living rooms, creating spaces for gatherings & intimate moments. Finished walkout basement w/ 2nd primary suite (main floor & lower level en suite)! Enjoy the vaulted ceiling in the main living room surrounded by bays of windows, leading out onto the 800 sqft wrap around composite deck! Below you will enjoy the concrete patios, fenced

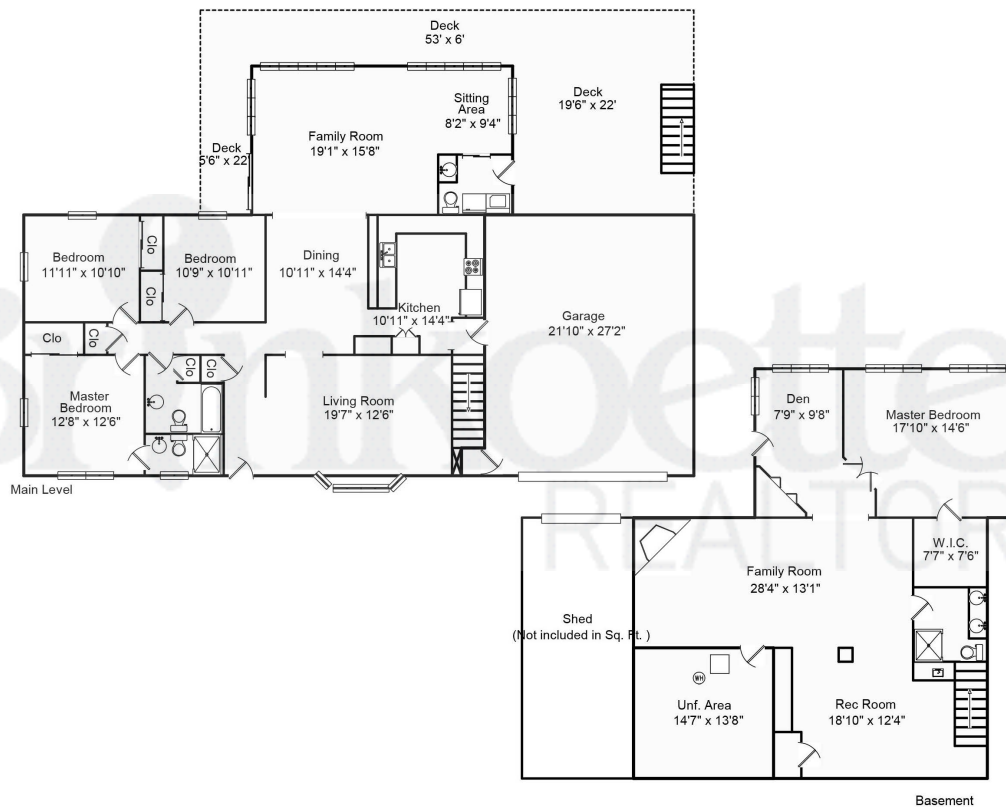
in garden and rolling yard! Plenty of storage with the 2 car attached garage, basement storage AND an additional storage "shed" on the S side of the house. Enjoy Steven Creek and all it has to offer from wildlife, running water, green space and easy access to Decatur's treasured bike path! Prime location close to Franklin Grove & Dansby Jr Magnet School!



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REALTORS

## THE PROPERTY FLOOR PLAN



| Area:         | Sq. Ft. |
|---------------|---------|
| Main Level    | 1,827   |
| Fin. Basement | 1,302   |
| Unf. Basement | 210     |
| Garage        | 638     |
| Deck          | 685     |