



Kathy York, REALTOR

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Brinkoetter
REALTORS



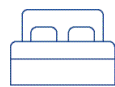
**2440
IVY
LANE**

DECATUR, IL

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About This Property



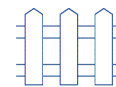
4 Beds



3 Baths



2,226 Sqft



0.35 Acres



3 Car Garage

THE PROPERTY DETAILS

Seller has immaculately cared for This home for over 40 years. Beautifully landscaped back Yard with 4 fruit trees, A shed and a dog or kennel. Large patio off the kitchen has a hook up for a gas grill. 2.5 car garage has a sink for cleaning and 2 drains in floor fer washing the car.. Newer garage door opener. Sit on the front porch and enjoy your morning coffee or an afternoon cocktail! 24 ft driveway for plenty of parking!

This home has access to the lake and a new dock and steel seawall!! installed in 2024 gas hook up for a grill.

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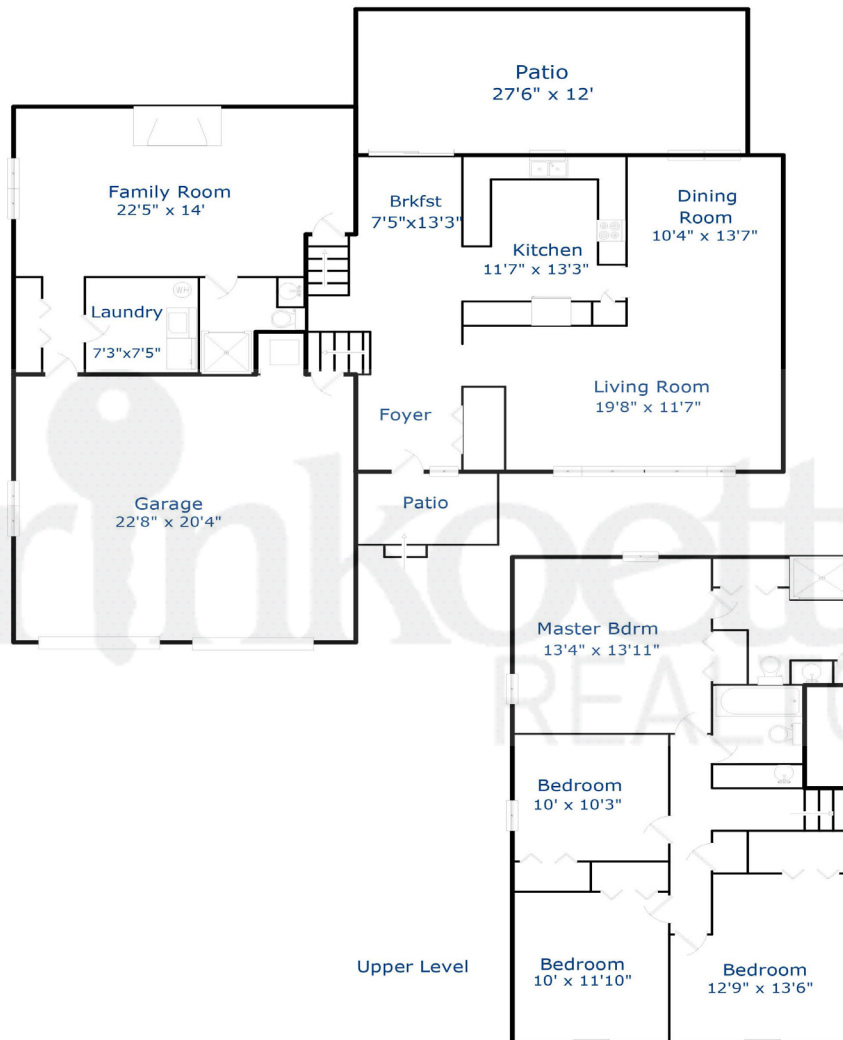
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THE PROPERTY FLOOR PLAN



| Area: | Sq. Ft. |
|-------------|---------|
| Main Level | 820 |
| Upper Level | 930 |
| Lower Level | 476 |
| Garage | 540 |
| Patio | 330 |