



## Doolin Group, Realtors

**Office:** (217) 875-0555  
**Mobile:** (217) 330-5775  
**Email:** Sold@DoolinGroup.com  
**Web:** DoolinGroup.Brinkoetter.com



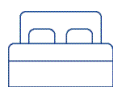
**35  
LOMBARDY  
DRIVE**

DECATUR, IL

See more at [brinkoetter.com](https://brinkoetter.com)



## About This Property



3 Beds



2 Baths



1,941 Sqft



0.61 Acres



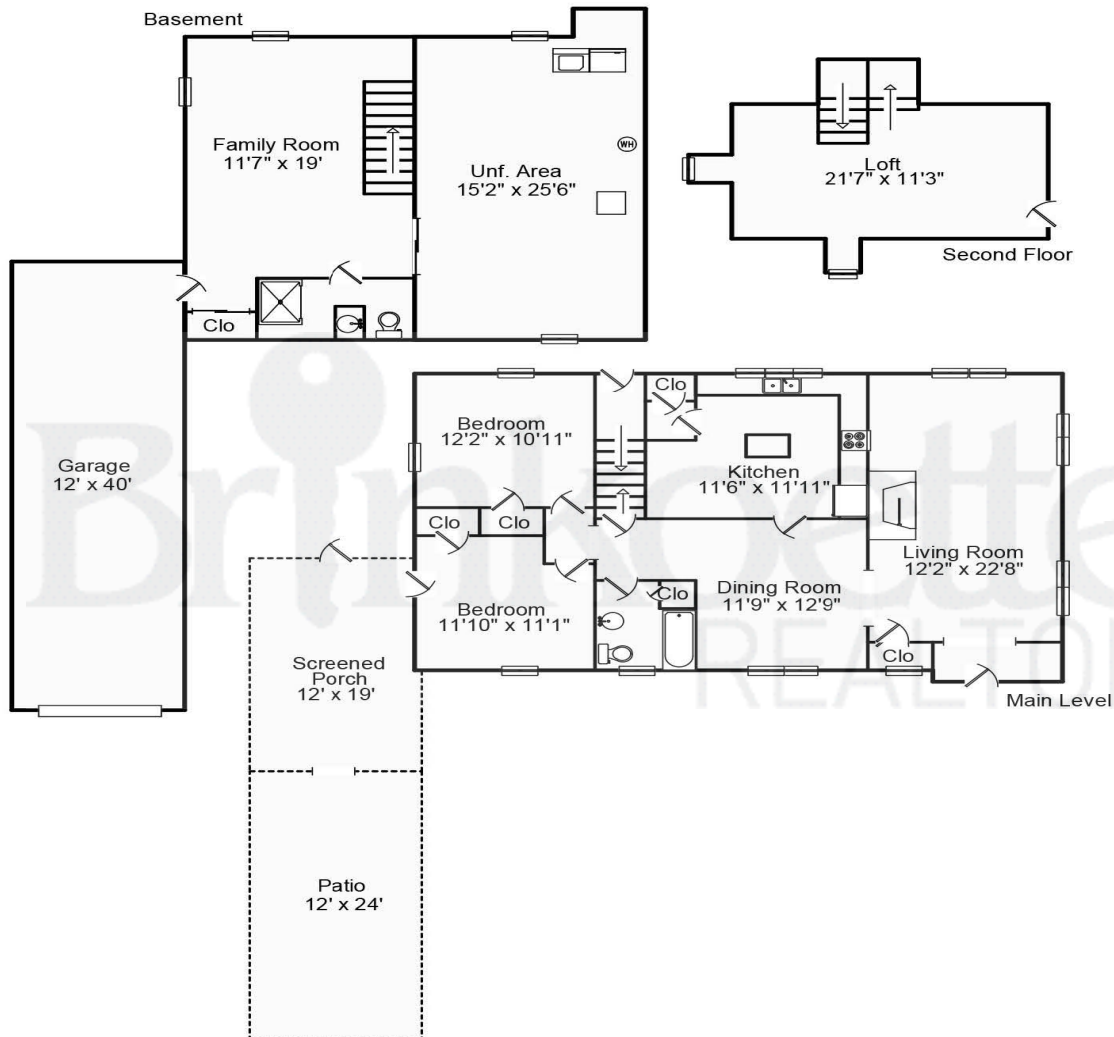
2 Car Garage

## THE PROPERTY DETAILS

Rare opportunity to enjoy Lake Decatur living with dedicated dock space and boat lift for under \$200,000! Nestled in the desirable Forest Knolls Estates community on Lake Decatur's Basin 2, this charming 3-bedroom, 2-bath bungalow offers the perfect blend of recreation, convenience, and scenic views. Enjoy direct lake access just steps from your door, with your own dedicated dock space and lift ready for boating, fishing, and summer fun. The home features a finished basement for additional living space and a relaxing screened porch. One of the property's standout features is the rooftop patio above the tandem 2-car garage—an ideal spot to take in lake views or watch

Decatur's fireworks displays. Additional parking is available on the dedicated road frontage, accommodating approximately 4-5 vehicles. Enjoy peace of mind with a new roof (2024), gutters, ridge caps, HVAC and added insulation. Located within walking distance of the Children's Museum of Illinois and Scovill Zoo, this property offers a unique combination of private lake-community living without HOA fees, while remaining close to local attractions, dining, and amenities. Whether you're searching for a year-round residence, weekend retreat, or investment opportunity, this affordable Lake Decatur gem is one you won't want to miss!

## THE PROPERTY FLOOR PLAN



| Area:          | Sq. Ft. |
|----------------|---------|
| Main Level     | 1,202   |
| Upper Level    | 307     |
| Fin. Basement  | 432     |
| Unf. Basement  | 445     |
| Garage         | 480     |
| Screened Porch | 223     |
| Patio          | 288     |