



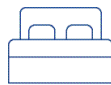
**821
KAREN
DRIVE**

DECATUR, IL

See more at **brinkoetter.com**



About This Property



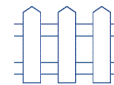
4 Beds



3 Baths



2,596 Sqft



0.24 Acres



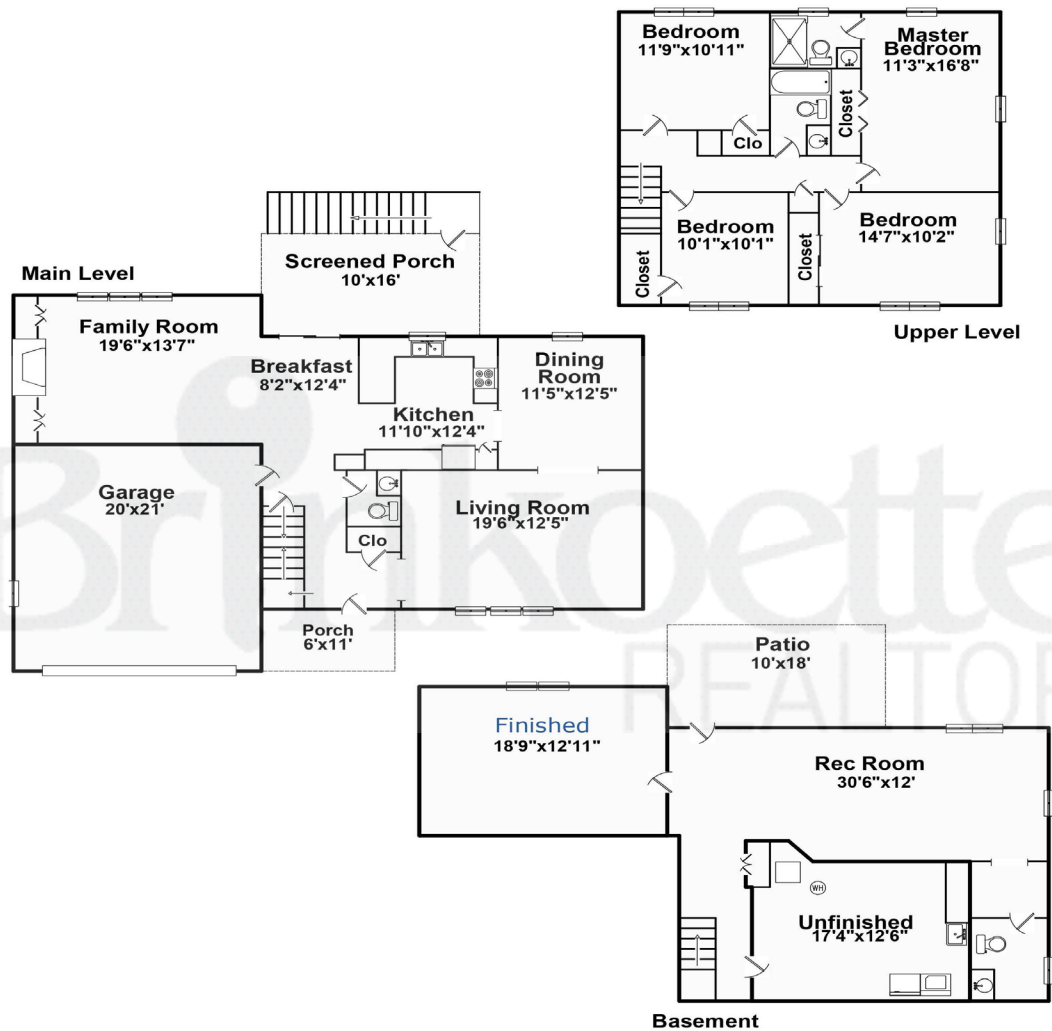
3 Car Garage

THE PROPERTY DETAILS

Welcome to this beautiful 4-bedroom, 2 full bath, 2 half bath two-story home located on Decatur's quiet north end. This property backs up to a private horse pasture, offering peaceful views and a unique sense of privacy. Enjoy your morning coffee or unwind in the evening on the screened-in porch overlooking the fenced backyard and horses grazing nearby. Inside, you'll find a bright kitchen with white cabinetry, a coffee bar, and plenty of storage. The main level offers both a formal living room and a cozy family room featuring a fireplace and built-in shelving. Upstairs, you'll find four spacious bedrooms, including a comfortable primary suite. The walk-out basement provides even more living space with a large rec room, an office/bonus room, and an unfinished area perfect for storage or a workshop. Ad-

ditional updates include roof (2011), HVAC (2018), and water heater (2009). The garage includes a 220V outlet for EV charging, and the washer/dryer (2020) stay. Seller is open to a carpet replacement concession and replacing the sliding door to the screened porch with an acceptable offer. There is currently no owner-occupied homestead exemption in place, but once applied, it will reduce taxes by approximately \$600/year. This home offers a rare combination of quiet country-like surroundings and city convenience—don't miss it!

THE PROPERTY FLOOR PLAN



Area:	Sq. Ft.
Main Level	1,132
Upper Level	898
Fin. Basement	566
Partial Fin. Basement	298
Unf. Basement	253
Garage	451
Porch	66
Deck	180