



## Tom Brinkoetter

Designated Managing Broker

**Office:** (217) 875-0555

**Mobile:** (217) 855-0581

**Email:** Tom@Brinkoetter.com

**Web:** www.Brinkoetter.com



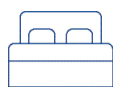
**3113  
SOUTHLAND  
ROAD**

DECATUR, IL

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## About This Property



**3 Beds**



**2 Baths**



**3,637 Sqft**



**3.46 Acres**



**4 Car Garage**

## THE PROPERTY DETAILS

Enjoy space inside and out at this sprawling ranch on two parcels totaling Approximately 3.5 acres! Offering over 3,600 square feet of finished space, this home features an open kitchen and living area with white cabinetry, quartz countertops, stainless steel appliances, and a large island with seating. The expansive primary suite is a standout, complete with a fireplace, sitting area, patio access, generous walk-in closet, and a spacious bath with dual vanities and a walk-in shower. Main-level laundry adds everyday

convenience. Downstairs, the finished basement offers a large family room with a second fireplace, a bar area for entertaining, and a separate exercise room. Outside, enjoy the raised patio, above-ground pool, and wide-open lawn framed by mature trees. An attached two-car garage plus a detached 24-by-24 garage provide plenty of room for vehicles, storage, and hobbies. A wonderful blend of comfortable living, entertaining space, and room to spread out!



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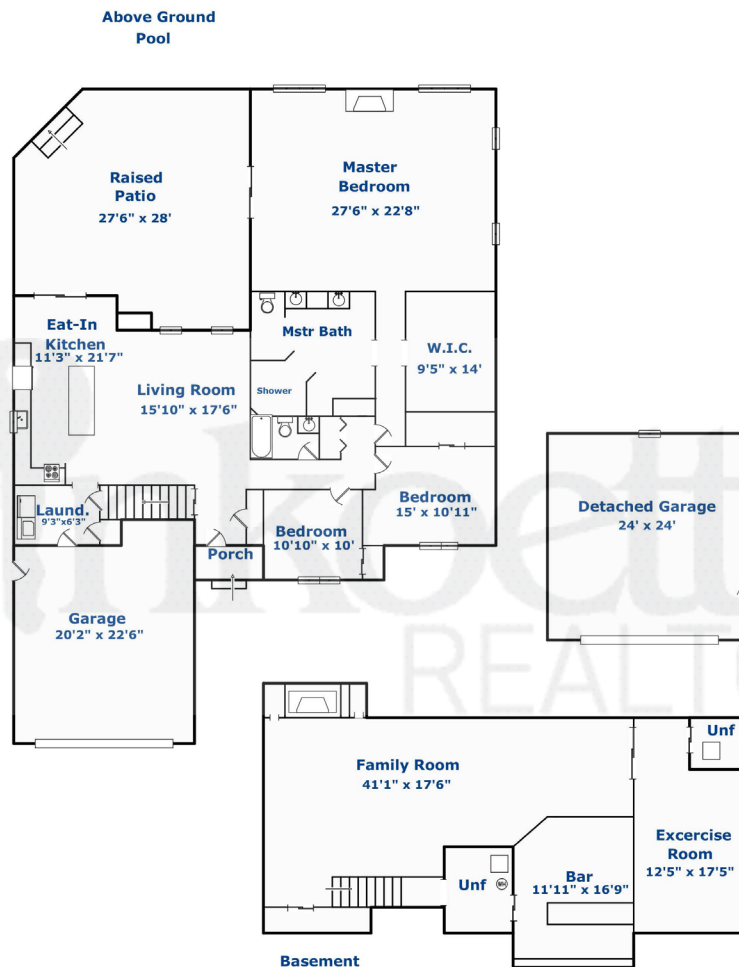
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## THE PROPERTY FLOOR PLAN



| Area:         | Sq. Ft. |
|---------------|---------|
| Main Level    | 2,277   |
| Fin. Basement | 1,360   |
| Unf. Basement | 119     |
| Garage        | 509     |
| Garage        | 576     |
| Patio         | 682     |
| Porch         | 32      |