



Arianna Sims, REALTOR

Office: (217) 875-0555

Mobile: (217) 358-2247

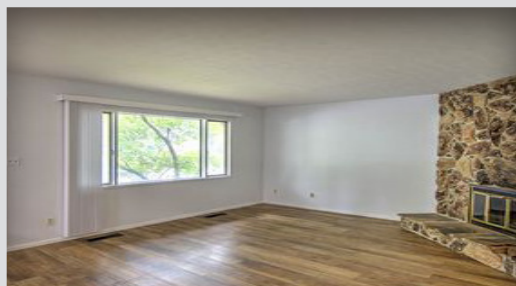
Email: ariannasims@brinkoetter.com

Web: www.brinkoetter.com



**98
PHILLIPS
DRIVE**
DECATUR, IL

See more at **brinkoetter.com**



About This Property



3 Beds



1 Bath



1,256 Sqft



0.30 Acres



1 Car Garage

THE PROPERTY DETAILS

Welcome to 98 Phillips Dr! This 3-bed, 1-bath home offers modern updates throughout. The bathroom features a new tub/shower, toilet, vanity, and flooring. Each bedroom has fresh paint and new carpet, while the living room shines with a stone wood-burning fireplace! The kitchen includes newly painted cabinets and durable vinyl plank flooring. Laundry is conveniently located on the main floor, with additional hookups still available in the basement. Downstairs has an updated family room with new flooring, lights, and paint, plus a workshop-ready

space. The basement also includes a new water heater and walk-out door to a patio-style, fenced-in yard and extended yard beyond the fence. Outside, you will also find a handicap accessible ramp. Move-in ready!



Arianna Sims, REALTOR

Office: (217) 875-0555

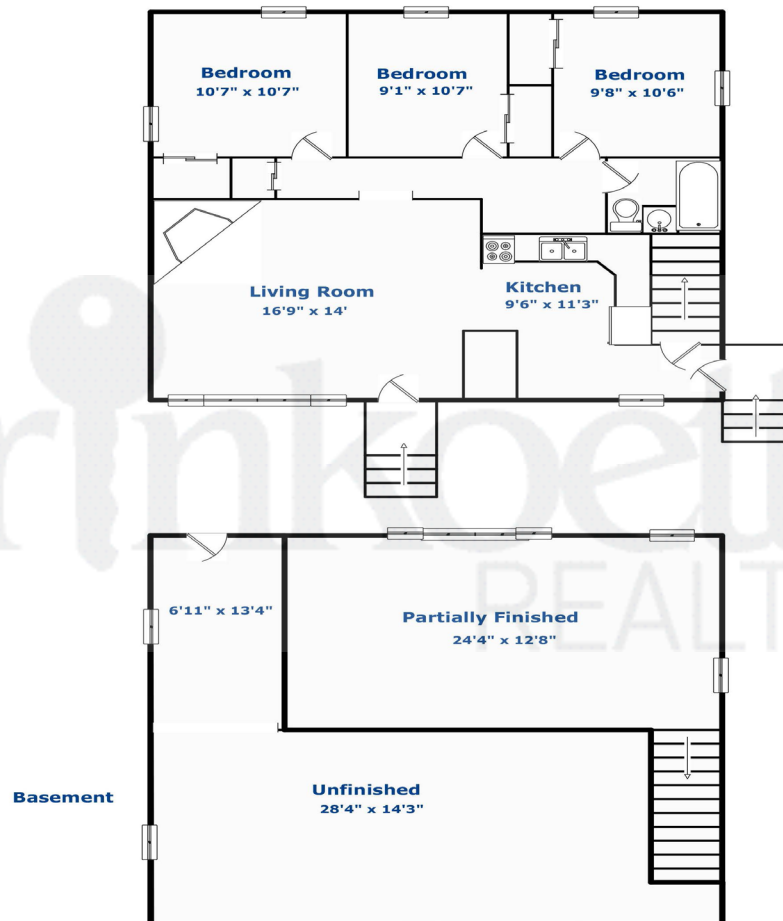
Mobile: (217) 358-2247

Email: ariannasims@brinkoetter.com

Web: www.brinkoetter.com



THE PROPERTY FLOOR PLAN



Area:	Sq. Ft.
Main Level	896
Partial Fin. Basement	388
Unf. Basement	508