



(Ephrata Mt. & Reamstown Area)



PUBLIC AUCTION

**3.74 ACRE * CLEAN 2-BR RANCHER * MANY UPGRADES
BEAUTIFUL KITCHEN * REAR PATIO * FIN. BASEMENT**

TUESDAY JULY 11, 2023 @ 6:30 PM



2-BR RANCHER



BACKSIDE OF HOUSE



SPACIOUS KITCHEN

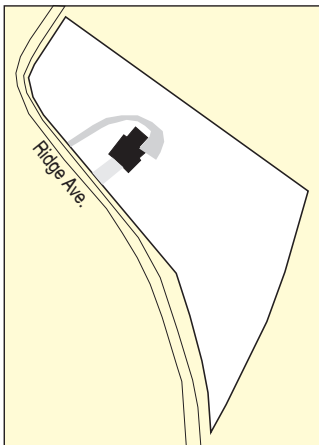


FINISHED DAYLIGHT BASEMENT

Located at 873 Ridge Ave. Ephrata Pa. 17522 * E. Cocalico Twp.

DIRECTIONS: From 4-way stop sign at Ridge Ave. & Glenwood Dr., travel East on Ridge Ave. to property on right.

REAL ESTATE LISTING: A very clean 2-bedroom Rancher (built in 1966) w/ 1,392 sq. ft. (plus basement) & 2-car attached garage on 3.74 acre partially wooded lot. Walk in the front door into an open 18'x 21' eat-in kitchen w/ solid oak cabinetry, cathedral ceiling (10 ft), sky-lights (2020), all appliances (fridge, in-wall oven, dishwasher), eat-at island; walk through into a 12' x 20' living room w/ beautiful large bay window that lets in lots of natural lighting, brick corner fireplace; roomy 12'x 15' Primary bedroom w/ double door closet; across the hall is 11'x 12' Bedroom #2 w/ a double door closet; 10'x 7' main level bathroom w/ very impressive jacuzzi tub, single vanity; spacious 23'x 23' 2-car garage attached to the house; 26'x 10' covered front porch. Daylight basement has very nice 15'x 36' family room, brick corner fireplace (propane-2022); 10'x 15.5' basement rec room (3rd bedroom); full bathroom w/ walk-in shower; 11'x 10' laundry room w/ huge daylight window; 22'x 11.5' storage room w/ Bilco door exit; 17.5'x 10' utilities room. Zoned Conservation; on-site well (water softener 2019 & R.O. drinking water) & septic; heat is propane fireplace insert (1,000 gal. tank) + elec. baseboard; new roof on 5-2020; new domestic water heater in 2021; some updated windows; desirable Cocalico S.D.; total taxes approx. \$5,496.



AUCTIONEER NOTE: This extra clean house was built in 1966; has inviting 17'x 13' patio; solid 16'x 10' shed w/ dog kennel outside run. You need to see this property because it offers so much more than you can see from the street. Back of the lot is wooded offering nature sightings. Current owners are moving and planning to sell.

OPEN HOUSE DATES: Saturdays July 1 & 8, from 1-3 PM. Call/Text Auctioneer 717-587-8906

BRIEF TERMS: \$35,000 down payment the day of auction, balance in 60 days. This auction is held under the terms provided by Attorney Kling, Deibler & Glick 717-354-7700.

**Please visit our website @ www.martinandrutt.com or
Facebook or Instagram**



SCAN TO VIEW

AUCTION BY:
MARTIN & RUTT AUCTIONEERS
AY2189
John J Rutt II (717) 587-8906
Michael J. Martin (717) 371-3333



AUCTION FOR:
CHRIS & ELSA MARTIN