



(Akron Area)



HY-BRID PUBLIC AUCTION

**.38-ACRE * BEAUTIFUL MULTI-LEVEL HOUSE * 3-BR
1-OWNER * ATTACHED 2-CAR GARAGE * CLEAN
BUILDING LOT OFFERED TOGETHER & SEPARATE
THURSDAY AUGUST 24, 2023 @ 6:00 PM**



STREET VIEW * 3-BR



2-CAR GARAGE

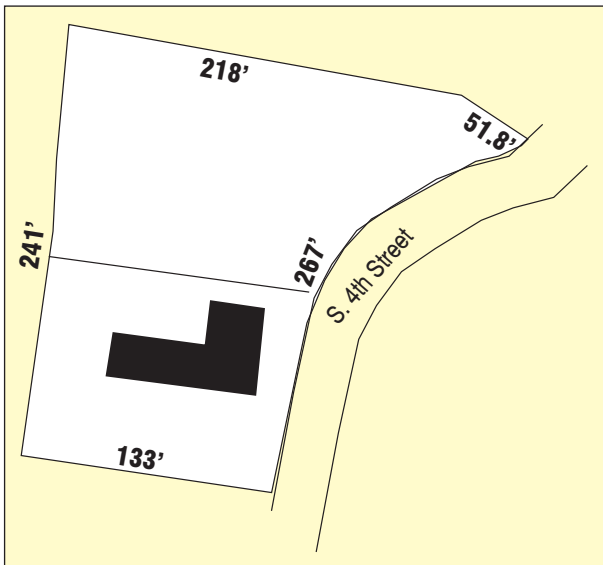


GREAT LIVING ROOM

Located at 14 S 4th St, Akron, PA 17501 * Akron Boro

DIRECTIONS: From the Main St. & Rt. 272 intersection, travel West on Main St. and turn left on S. 4th St. to property on right.

REAL ESTATE LISTING: A very clean, brick, 1-owner multi-level house w/ 3 bedrooms on .38-acre lot. A 1,632 sq. ft. house w/ additional 600+ finished area in the lower level; walk in the front door to nice 23'x 13.5' living room w/ admirable exposed beam ceiling, brick fireplace and a large bay window, lots of natural lighting; from there into a 10.5'x 11' dining room; nice well maintained hardwood floors throughout the main level; nice, clean 10'x 10' kitchen w/ maple cabinetry, all appliances included; Large 19'x 13' formal dining room, brick fireplace, large front bay window, door leading to 22'x 6' covered front porch; upper level primary bedroom 11'x 16.5', hardwood flooring, double door closet; across the hallway to a 11.5'x 11.5' bedroom w/ double door closet; bedroom #3 11'x 11' w/ double door closet; newer updated full bathroom 11'x 7.5', single vanity, nice tub/shower w/ tile work; lower level L-shaped 22'x 24' family room, outside entrance; full bathroom; 10.5'x 7.5' hobby room; large 24'x 15' storage room/laundry room; additional 21'x 10.5' storage area beneath garage; public water & sewer; 50-year roof in 2010; 200-amp elec.; oil fired 4-zone heating system is hot water baseboard; central air, compressor & air handler replaced in 2019; Ephrata Area School District; annual taxes are \$5,523. Nice clean house well maintained throughout, sellers are relocating and motivated to sell, come prepared to buy!



OPEN HOUSE DATES: Saturdays, August 12 & 19, from 1-3 PM. Call/Text Auctioneer 717-587-8906.

BRIEF TERMS: 10% down payment the day of auction, the balance in 60 days. This auction is held under the terms prepared by Attorney Tony Schimaneck 717-299-5251.

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

OFFERING BROKER PARTICIPATION & INTERNET BIDDING



SCAN TO VIEW

AUCTION BY:
MARTIN & RUTT AUCTIONEERS
AY2189
John J Rutt II (717) 587-8906
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AUCTION FOR:
DALE R. & VICKIE M. ZIMMERMAN