



(Akron Area)



HYBRID PUBLIC AUCTION

CLEAN NEWER 2- BR RANCHER * NICE VIEW & DECK

.56-ACRE * OPEN FLOOR PLAN * DETACHED GARAGE

THURSDAY OCT. 12, 2023 @ 5:30 PM



2-BR RANCHER * NEW 2016



BACK OF HOUSE * NICE DECK



OPEN FLOOR PLAN



FANTASTIC KITCHEN

Located at 143 Scenic View Dr. Ephrata, Pa. 17522

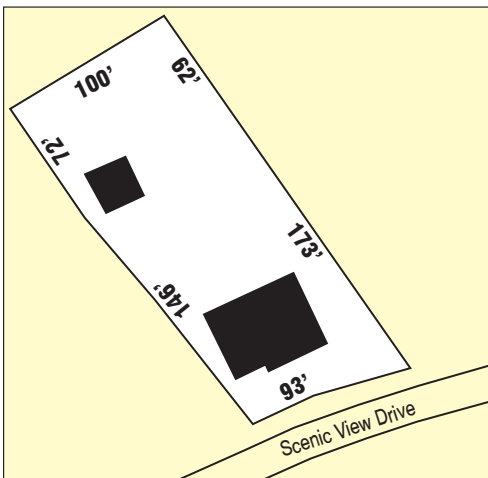
DIRECTIONS: From Rothsville Rd. (at Reiff's Farm Market), turn South on Millway Rd. to first road left, to property on left.

REAL ESTATE DETAILS: An outstanding Ranch style house w/ 2-bedrooms and a wonderful view from the deck. This house was built in 2016, has approx. 1,436 sq. ft. on the main level, plus additional sq. ft. potential in the daylight basement. Main level has a modern open floor-plan, includes a stunning 14.5'x 12.5' eat-in kitchen w/ solid wood custom cabinetry & counter tops, eat-at island, LP-Gas stove, all newer appliances, sink window w/ a view, small appliance cabinet, recess lighting; open to 22.5'x 21' living room/dining area w/ huge rear window overlooking the "Meadow Valley", 10.5' cathedral ceiling in dining area, door to deck, plank-style flooring; charming covered front porch; open & welcoming front door foyer; 15'x 13.5' primary bedroom has closet & private door to full 11'x 8' common area bathroom w/ custom cabinetry; 13'x 10.5' bedroom #2 w/ closet; 9.5'x 7' office or hobby room; 14'x 6.5' side entrance mud room w/ laundry hook-up & cabinetry; attached 23'x 14' 1-car garage w/ high ceiling; absolutely fantastic 15'x 13' poly/Trex deck w/ remarkable view & side walkway. Daylight basement is unimproved w/desirable 9' precast walls; utility room; double patio doors open to concrete patio; future bathroom lines in basement floor. LP-Gas warm air heat (1,000 tank); central A/C; LP-Gas domestic water heater; on-site well & septic (water line in street, not hooked up); water softener. DETACHED 24'X 24' CONCRETE/STEEL 1-CAR GARAGE w/ electric hook-up, water, (LP-Gas line underground to shop, not connected) & concrete floor.

AUCTIONEER NOTE: A wonderful location on a quiet street, but only minutes to most conveniences. Ephrata-Warwick Rail-Trail almost in the back yard and a view overlooking the "Meadow Valley Area". Ephrata Twp. & Schools; total taxes approx. \$5,026.

OPEN HOUSE DATES: Saturdays Sept 30 & Oct. 7, from 1-3 PM. Call/Text Auctioneer 717-587-8906

BRIEF TERMS: \$30,000 down payment the day of auction, balance in 60 days or before. This auction is held under the terms prepared by Attorney Kling, Deibler & Glick 717-354-7700



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

Offering Broker Participation, Agents Must Register

INTERNET BIDDING WILL BE AVAILIABLE 30-DAYS BEFORE THE AUCTION



SCAN TO VIEW

AUCTION BY:
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AUCTION FOR:
AARON K. & KELSEY R. FISHER