



(Ephrata Area)



# HYBRID PUBLIC AUCTION

**AFFORDABLE 2-STORY HOUSE \* 1-CAR GARAGE  
3-BEDROOMS & 2-BATHS \* BORDERS COCALICO CREEK  
.20-ACRE LEVEL LOT \* WONDERFUL NEIGHBORHOOD  
TUESDAY, DECEMBER 12, 2023 @ 4:00 PM**



SOLID CONSTRUCTED HOUSE



BACKYARD \* COVERED BALCONY



FRONT LIVING ROOM

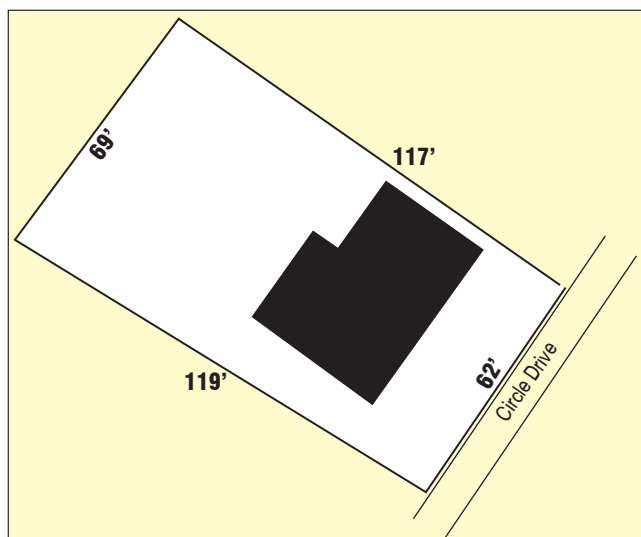


20' X 12' FINISHED BASEMENT

**Located at 77 Circle Dr. Ephrata PA 17522**

**DIRECTIONS:** From Rt. 272, turn North on S. State St, to left turn on Circle Dr, to property on left.

**REAL ESTATE DETAILS:** An affordable colonial style 2-story house w/ 1-car attached garage on .20-acre lot bordering desirable Cocalico Creek. House was built in 1972, has brick/siding exterior, is 1,586 sq ft plus 676 in lower level. Main level has 11'x 10' kitchen w/ wooden cabinetry, all kitchen appliances, nice counter space, sink window overlooks backyard & stream; open to dining room w/ hardwood flooring; 24'x 12' front living room w/ front bay-style window, wood stove hook-up; 16'x 10' family room w/ door to backyard; powder bathroom; 9.5'x 6' laundry room has shower stall, sink, appliance hook-up & storage area; 20'x 10' 1-car attached garage. Second level has full bathroom w/ tub shower; 17'x 10' primary bedroom w/ closet, H/W flooring & very nice covered balcony overlooking backyard/creek; 12'x 11' bedroom #2 w/ closet; 11'x 10' bedroom #3 w/ closet. Lower level has 20'x 12' living room w/ dry bar; storage room; utility room. Public water & sewer; electric heat; good shingle roof; Ephrata Boro & School District; total taxes approx. \$3,667. House is clean, but it needs updating.



**OPEN HOUSE DATES:** Saturday, December 2, from 1-3 PM. Call/Text for private showing 717-587-8906.

**BRIEF TERMS:** \$20,000 down payment the day of auction, balance in 45 days or before. This auction is held under the terms provided by Attorney Kling, Deibler & Glick 717-354-7700.

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SCAN TO VIEW

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



**AUCTION FOR:**  
**BRENDA L. OTT**

AY2189