



(Akron & Millway Area)



HY-BRID PUBLIC AUCTION

BEAUTIFUL CUSTOM 2-STORY HOUSE w/ 2-CAR GARAGE

3-BR * 2.5-BATH * OVERLOOKS FARMLAND * BIKE TRAIL

CLEAN * HARDWOOD FLOORING * REAR PATIO

TUESDAY, DECEMBER 5, 2023 @ 4:00 PM



1-OWNER * CUSTOM BUILT



EAT-AT COUNTER



COVERED REAR PATIO

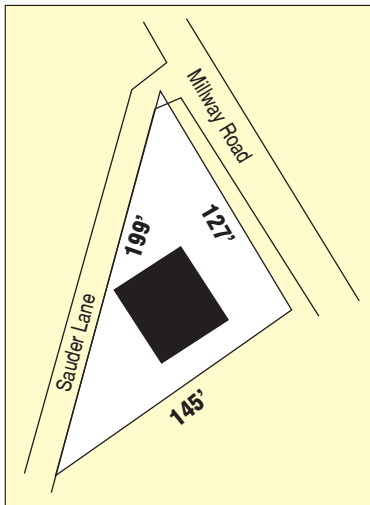


LIVING-ROOM FIREPLACE

Located at 155 Millway Rd. Ephrata, PA 17522

DIRECTIONS: From Rothsville Rd. & Rt. 272 intersection, travel West on Rothsville Rd. and turn left on Millway Rd. (at Reiff's Farm Market), to property on the right.

REAL ESTATE DETAILS: A wonderful, 1-owner custom built 2-story house w/ attached 2-car garage & 3-bedrooms on .25-acre level lot. House was custom built in 2003 by Horst & son; approx. 2,064 sq. ft.; main level includes a fantastic 17'x 10.5' solid Oak custom kitchen (by Kitchens Plus), w/ eat-at counter, all appliances, tile floor, recess & under cabinet lighting, sink window, propane cook-top; open to 11'x 11' dining area w/ rear patio doors & Oak hardwood flooring; front 13.5'x 11.5' formal dining room or family room w/ Oak hardwood flooring; rear 21'x 13.5' living room w/ floor-to-ceiling stone fireplace & propane insert, rear patio doors, w/w carpet; powder bathroom w/ Oak vanity; 21'x 21' 2-car attached garage w/ workbench & insulated overhead doors; rear 20'x 12' covered concrete patio beside a 12'x 12' uncovered patio; inviting front foyer has Oak hardwood flooring & 17' ceiling w/ stairway banister to second level. Second level has a lovely 17'x 15' primary bedroom w/ 10' ceiling, spacious walk-in closet, storage closets; primary 12.5'x 9' full bathroom w/ glass shower, stand-alone tub, double-bowl vanity; 14'x 14' bedroom #2 w/ closet; 13.5'x 12' bedroom #3 w/ closet; laundry hook-up & storage; 8.5'x 7.5' full bathroom w/ tub shower & double-bowl vanity. Basement is unimproved w/ 28'x 18' room open to 23'x 12.5' area; duct-work & lathing installed to finish; Bilco door exit; propane domestic water heater; public water & sewer; water filter & softener systems; propane warm air furnace w/1,000 gal. underground tank; central A/C; 200-amp elec. service; macadam driveway; insulated windows; plumbing installed for central vacuum system; nice 16'x 12' storage barn has new roof; Ephrata Township & School District; total taxes approx. \$5,042. This is an appealing house w/ all the extras located only a few hundred feet from the Ephrata/Lititz bike trail and overlooking preserved farmland in the rear, come and see this special property



OPEN HOUSE DATES: Saturdays, November 18 & 25, from 1-3 PM. Call/Text Auctioneer 717-587-8906.

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

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

OFFERING INTERNET BIDDING & BROKER PARTICIPATION



SCAN TO VIEW

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Cameron Rutt



AUCTION FOR:
DENNIS L. & KELLY M. NOLT

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