



(Akron/Millway Area)



PUBLIC AUCTION

5-BDRM 3-BATH BRICK RANCHER * .38-ACRE LOT
PRIVATE IN-LAW SUITE APARTMENT * UTILITY SHED
****OVERLOOKING EPHRATA/LITITZ RAIL TRAIL ****
THURSDAY, FEBRUARY 22, 2024 @ 4-PM



PRIVATE IN-LAW SUITE/APARTMENT



3,300 SQ. FT. BRICK RANCHER *.38-AC.

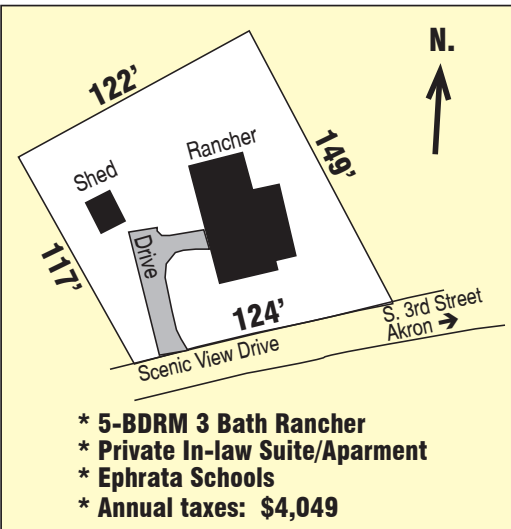


5-BDRM 3-BATH UPDATED RANCHER

Located at 126 Scenic View Dr. Ephrata, Pa. Ephrata Twp. Lancaster Co.

DIRECTIONS: From Main St. Akron take 3rd St. west (becomes Scenic View Dr.) ½ mile to home on right.

REAL ESTATE: Consists of a 3,300 sq. ft. 5-bedroom 3-bath (1963) brick & vinyl rancher w/private in-law suite apartment on a .38-acre tract. Main floor features an eat-in style painted cabinetry kitchen w/appliances; dining area open to 16'x22' living room w/HW flooring & foyer; main bath/laundry combo w/stacking W&D included; 3-bedrooms; lower level includes a 16'x22' master bedroom suite & private bath; utility room; 14'x30' bonus storage room w/outside entrance. **In-Law Apartment:** private entrance/deck; main floor kitchen w/appliances; 20'x24' dining area/great room w/HW flooring; full bath; lower level 16'x18' bedroom w/2-closets; laundry room w/mop sink; office area; electric heat; radon mitigation system; public water & sewer; annual taxes: \$4,049. **Outbuilding:** 16'x12' garden shed w/lean-to shop addition; potting shed; abundant perennial gardens; nice macadam drive & parking area; front porch w/new power awning; quiet side street location close to all conveniences!.



OPEN HOUSE: SAT. FEB. 3 & 10 FROM 1-3 PM FOR INFO CALL/TEXT AUCTIONEER @ (717) 371-3333.

TERMS: 10% down day of sale, balance in 60-days. Attorney: Kling, Deibler & Glick (717) 354-7700

Note: Charming brick rancher offers convenient one-floor living; tasteful décor throughout; spacious private in-law suite apartment! Located ¼ mile south of the beautiful Ephrata/Warwick rail trail!

FOR PHOTOS & COMPLETE LISTING VISIT www.martinandrutt.com



APARTMENT GREAT ROOM



APARTMENT KITCHEN AREA



MAIN KITCHEN/DINING AREA



16'X22' FORMAL LIVING ROOM

AUCTION BY:
MARTIN & RUTT AUCTIONEERS
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 John J Rutt II (717) 587-8906
 Cameron J. Rutt



AUCTION FOR:
Henry R. & Pearl J. Rutter

AY2189