



(Ephrata & Brickyard Area)



# HYBRID PUBLIC AUCTION

**VERY NICE 1.5-STORY HOUSE \* DECK W/ VIEW  
CAPE-COD w/ 3-BR's \* 2.5-BATHS \* 2-CAR GAR.  
CATHEDRAL CEILING \* M/L BEDROOM & BATH  
THURSDAY, APRIL 11, 2024 @ 6:00 PM**



BEAUTIFUL OAK CUSTOM KITCHEN



LIVING ROOM W/ 15' CATHEDRAL



BACK OF HOUSE & DECK W/ VIEW

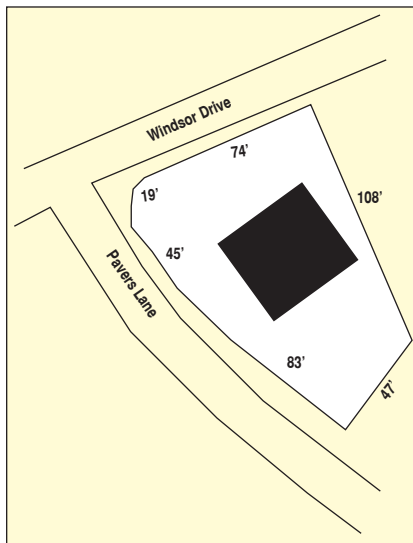


1-OWNER CUSTOM BUILT HOUSE

Located at 189 Windsor Dr. Ephrata, PA 17522

**DIRECTIONS:** From Rt. 322 in Ephrata, turn West on Akron Rd, travel 1 mile to right turn on Pavers Lane to last house on right.

**REAL ESTATE DETAILS:** A very nice "Cape-Cod Salt-Box" style house w/ 3-bedrooms (primary on main level) & 2-car garage on .20-acre lot in a desirable community. This 1-owner house was custom built by Garman builders in 1990; house is 1,667 sq. ft. plus additional 1,000 sq. ft. in unfinished daylight basement. Main level has covered front porch; front foyer w/ hardwood flooring; 12.5' x 7.5' kitchen w/ custom Oak cabinetry, marble counter tops, SS appliances (frig, elec. stove, Bosch dishwasher), tile back-splash, small appliance cabinet, recess lighting, sink window w/ a view; open to 13.5' x 12' dining area w/ cathedral ceiling, large bay style window, patio door leads to 22' x 9' wooden deck w/ view; 17' x 15' front living room w/ brick (propane) fireplace & mantle, 15' cathedral ceiling, abundant windows; primary 13.5' x 12' bedroom w/ 7' x 5' walk-in closet, additional small closet; primary full bathroom w/ walk-in shower, tile floor & Corian sink; common area powder bathroom; laundry room in from garage entrance has appliance hook-up (includes Maytag washer/dryer) & storage area; 21' x 19' 2-car garage w/ cabinetry storage & refrigerator. Second level has open staircase, 13.5' x 11.5' BR #2 w/ walk-in closet; 12.5' x 10.5' BR #3 w/ walk-in closet; unfinished storage room; full bathroom. Basement level in daylighted in the back, L-shaped 40' x 28' x 19' w/ untapped potential. Brick & vinyl exterior; fantastic stamped concrete driveway; brick walkway; electric heat-pump & A/C; public water & sewer; 200-amp elec service; Ephrata Boro & school district; total taxes approx. \$5,448.



**OPEN HOUSE DATES:** Saturdays, March 30 & April 6, 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 provided by Attorney Glick, Goodley, Deibler & Fanning 717-354-7700.

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On-line bidding available \* Offering Broker Participation w/ Registration



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:**  
NORMA WHITMEYER ESTATE

AY2189