



(Millway/Akron Area)



PUBLIC AUCTION

3-BDRM SPLIT-LEVEL DWELLING * 2-ACRE LOT DETACHED 2-CAR GARAGE/SHOP * UTILITY SHED

MONDAY, NOVEMBER 12, 2018 @ 1:00 PM



3-BDRM SPLIT-LEVEL DWELLING



1,152 SQ. FT. HOME ON 2-ACRE TRACT



2-CAR GARAGE & SHOP AREA

Located at 120 Scenic View Dr. Ephrata, Pa. Ephrata Twp. Lancaster Co.

DIRECTIONS: From Main St. Akron take 3rd St. W. becomes Scenic View Dr. to home on right. OR from Rothsville Rd. take Millway Rd. E. to left on Scenic View Dr. to home on left.

REAL ESTATE: consists of a 1,152 sq. ft. split-level dwelling w/3-bedrooms & 1-car garage plus detached 800+ sq. ft. 2-car garage on a 2-acre tract. Main floor of house features an open foyer, spacious custom oak cabinetry kitchen w/Corian counter-tops, tile backsplash, tile flooring, appliances included; dining room w/door to side patio & rear deck; 14'x20' living room w/HW floor & picture window toward deck area; upper level features 3-bedrooms w/closets & full bath; lower level family room/rec room; utility room & laundry w/ground level walk-out; attached 1-car garage; oil HW heat; central AC (new 2018); public water & sewer; annual taxes: \$4,347. Outbuildings: include a newly remodeled 800+ sq. ft. one-story 2-car garage w/workshop, new roof, windows & siding; wide macadam drive & parking area; a nice 10'x16' utility shed w/dog run.

**OPEN HOUSE: SAT. OCT. 27 & NOV. 3 from 1-3 PM for
info call auctioneer @ (717) 371-3333.**

TERMS: 10% down day of sale, balance on or
before 60 days.

Attorney: Kling & Deibler (717) 354-7700.

NOTE: *Low maintenance "move-in ready" home w/tasteful décor throughout, spacious 2-acre lot, very nice 2-car garage w/ample storage! Sellers are motivated to sell; come prepared to buy!*

For photos & listing visit www.martinandrutt.com



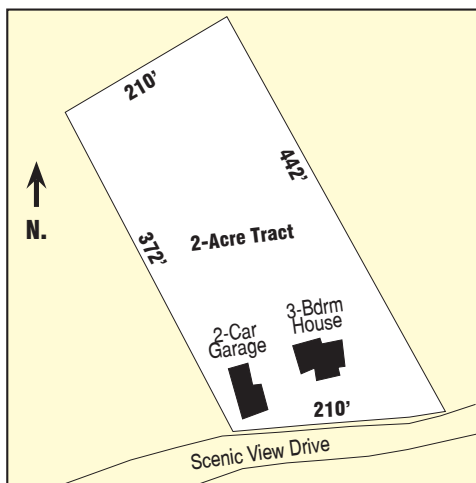
CUSTOM KITCHEN W/APPLIANCES



14'X20' LIVING RM



FORMAL DINING RM



AUCTION BY:
MARTIN & RUTT AUCTIONEERS
AY2189
Michael J. Martin (717) 371-3333
John J. Rutt II (717) 587-8906



AUCTION FOR:
JUSTIN M. HOOVER
(717) 278-0813