



(Ephrata Boro)



PUBLIC AUCTION

2-BDRM 1.5 STORY DWELLING * .50-ACRE LOT
1,200 Sq. Ft. * NEW CUSTOM KITCHEN * 1-CAR GARAGE
TUESDAY, NOVEMBER 13, 2018 @ 4:00 PM



1,200 SQ. FT. DWELLING/.50-AC.



CHARMING 2-BDRM HOME * 1-CAR GARAGE



15'X18' FAMILY RM. W/CATHEDRAL CEILING

Located at 170 E. Pine St. Ephrata, Pa. 17522

DIRECTIONS: From Main St. (Rt. 322) Ephrata, Pa. @ Hampton Inn take Spring Garden St. to left on Walnut to right on N. Maple to left on E. Pine to home on right.

REAL ESTATE: features a 2-bedroom 1,200 sq. ft. dwelling w/1-car garage on a .50-ac. lot. Main floor includes a 12'x12' living room w/laminate wood flooring; updated custom oak cabinetry kitchen w/quartz counter-tops; laminate tile flooring, stainless steel appliances included; 15'x18' dining room/family room w/cathedral ceiling; lots of natural lighting & oak floors; 6'x15' private rear deck; 2-bedrooms & full bath; lower level includes a 15'x20' sunroom/rec room; utility room; laundry area & 1-car garage; walk-up attic storage, possible 3rd bedroom; recent heat pump/central AC; public water & sewer; annual taxes: \$2,519.



UPDATED OAK KITCHEN



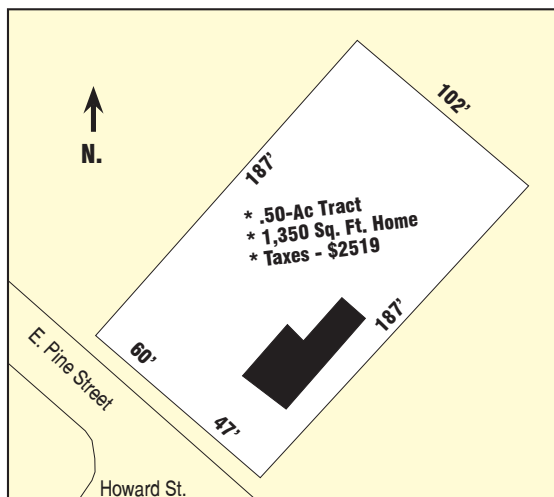
LIVING RM W/LAMINATE FLOORS

OPEN HOUSE: SAT. OCT. 20 & 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: R. Douglas Good (717) 354-4456.

NOTE: Charming affordable 2-bdrm home w/numerous valuable updates; excellent starter or investment property located along a quiet side street in residential neighborhood; desirable Ephrata schools, low taxes; close to all conveniences! Seller is motivated to sell-come prepared to buy!

For photos & listing visit www.martinandrutt.com



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



AUCTION FOR:
ANN E. HAINES