



(Ephrata/Reamstown Area)



# PUBLIC AUCTION

**2-STORY HOUSE w/ 4 BR & DETACHED GARAGE**  
**9.8 ACRE WOODED LOT \* BIG TRUCK PARKING**  
**FINISHED BASEMENT \* MANY UPDATES \* CLEAN**  
**TUESDAY, MAY 14, 2019 @ 6:30 PM**



LARGE 2-STORY HOUSE



BACK OF HOUSE \* YARD



HUGE EAT-IN KITCHEN

**Located at: 195 E. Church St. Stevens Pa. 17578**

**DIRECTIONS:** From Hahnstown, travel East on Hahnstown Rd (becomes E. Church St.) for 2 miles to property on Left, or from 4-way stop sign in Reamstown travel south on E. Church St. for 1.5 miles to property on right.

**REAL ESTATE DETAILS:** A nice 2-story colonial has 4 bedrooms w/ 2-car attached garage & 34'x 30' detached 2-car garage on 9.8 acre wooded lot, (room to park semi-truck). Main level has a huge 26'x13' eat-in kitchen w/ abundant custom Cherry cabinetry, island w/ inset stove top, large pantry, sink window overlooking backyard, new vinyl flooring, new patio doors to rear wooded patio; 19'x 16' family room w/ beautiful brick wood burning fireplace & new patio doors to small brick patio; 15'x 12' living room/office room; front foyer w/ tile flooring & huge coat closet; laundry room w/ cabinetry storage & laundry sink out to small brick patio; powder bathroom; oversized 2-car garage has plenty of storage; 12'x 8.5' hobby-room; charming covered front porch; lots of chairs-rail trim thru-out. Second level has 15'x 13 Master bedroom; full master bathroom w/ tub shower; his/her master closets; 3 additional bedrooms all w/ closet storage; full common bathroom w/ tub shower; huge hall closet; whole house fan. Basement has large finished living room w/ brick hearth for wood/coal stove; full bathroom has shower stall; utility room; outside Bilco steps; 200 amp electric service; 8' Superior pre-fab basement walls; new elec. water heater; central vac. system; water softener; elec. heat pump & central A/C; E. Cocalico Twp.; Cocalico School District; taxes are approx.



1.5 STORY SHOP

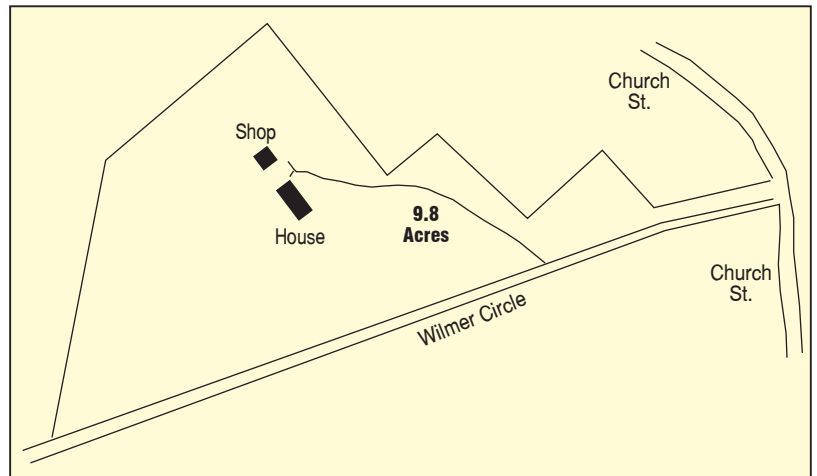
**DETACHED GARAGE/SHOP:** A brick 1.5 story 34'x 30' detached 2-car garage w/ concrete floor; water hook-up; walk-up steps to second level storage; goat barn w/ 1 stall & small pasture.

**OPEN HOUSE DATES:** Saturdays April 27, May 4, May 11, from 1-3 PM. Call/Text auctioneer with questions at 717-587-8906.

**BRIEF TERMS:** 10% down day of auction, balance in 60 days. For complete terms call Attorney Michael P. Kane at 717-299-5251. This information has been provided as a courtesy to the buyer and is believed to be true/accurate, however buyer is responsible to verify all information and is buying the property according to the terms of the Attorney.

Please visit our website at [www.martinandrutt.com](http://www.martinandrutt.com)

**OFFERING BROKER PARTICIPATION, AGENTS MUST REGISTER**  
**FREE REFRESHMENTS AT OUR AUCTION**



**AUCTION BY:**  
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**AUCTION FOR:**  
**SHAWN R. & MARTHA J. WEAVER**  
 717-847-1379