



(Ephrata Area)



PUBLIC AUCTION

**1.5 STORY HOUSE * 4 BEDROOMS * 2-CAR ATTACHED
.50 ACRE LOT * BASEMENT SHOP & CAR STORAGE**

WEDNESDAY, JUNE 26, 2019 @ 6:00 PM



4-LEVEL CAPE COD



ROOMY KITCHEN



MAIN LEVEL MASTER BR

Located at: 18 Lauren Lane Ephrata Pa. 17522

DIRECTIONS: From Rt. 322 in Ephrata, turn South on S. Maple St., to left turn on Lauren Ln., to property on right.

REAL ESTATE DETAILS: A nice 1.5 story house w/ 4 bedrooms and attached main level 2-car garage on .50 acre lot w/ small stream. House was built in 1995 w/ approx. 1960 sq. ft. and has 4 levels. Main level has kitchen/dining area w/ Oak cabinetry, eat-at counter, windows overlooking backyard; oversized front living room; 2 bedrooms w/ closets; full bathroom; laundry hook-up; attached 2 car garage. Second level is unfinished and has plumbing for multi-unit & kitchen. Upper basement has recreation room w/ coal stove & patio doors; 2 additional bedrooms (1 has door to deck) w/ closets; second full bathroom; utility room; room w/ concrete floor & ceiling; wrap-around concrete deck. Lower basement has garage area for up to 4 cars w/ 10' ceiling; back yards has some wooded area & a charming small stream w/ stone bridge. Public water & sewer; newer heat pump & central A/C (1.5 years old); new water heater; updated electric; insulated windows; zoned Residential; total taxes are approx. \$3,659; wonderful neighborhood; come prepared to buy at auction.

AUCTIONEER NOTE: A one of a kind property with unique & valuable features. This 4 level house provides unmatched use of space. Perfect for extended family or possible in-law quarters in unfinished space, plus lower level garage is a great spot for a car enthusiast.

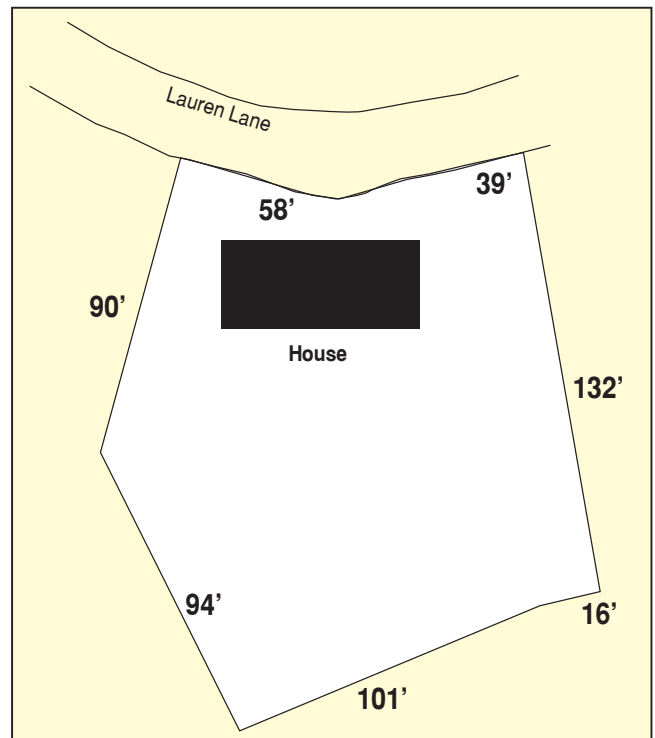
OPEN HOUSE DATES: Saturdays June 15 & 22, from 1-3 PM. Call/Text auctioneers for additional details at 717-587-8906

BRIEF TERMS: 10% of sold price down day of auction, balance in 60 days. For complete terms please call Attorney Tony Schimaneck 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 any/all information. Property is being sold according to the terms of the Attorney.

Please visit our website at www.martinandrutt.com

FREE REFRESHMENTS AT OUR AUCTION

OFFERING BROKER PARTICIPATION, AGENTS MUST REGISTER



**AUCTION BY:
MARTIN & RUTT AUCTIONEERS**

AY2189

John J Rutt II (717) 587-8906

Michael J. Martin (717) 371-3333



**AUCTION FOR:
PETER G. & HEATHER J. CORCH**