



(Ephrata Area)



PUBLIC AUCTION

**BRICK RANCHER * 2 BEDROOMS * CLEAN
ATTACHED 2-CAR GARAGE * CENTRAL A/C
THURSDAY, JUNE 6, 2019 @ 7:00 PM**



CLEAN 2 BR RANCHER



NICE CURB APPEAL



UPDATED EAT-IN KITCHEN

Located at: 805 Pointview Ave. Ephrata Pa.

DIRECTIONS: From Rt. 272 on South side of Ephrata (at Wendy's), turn East on Parkview Heights Rd. for 500' and turn left on Pointview Ave. Travel half mile to property on left.

REAL ESTATE DETAILS: A very nice/clean Brick Rancher w/ 2 bedrooms and 2 car attached garage on level .14 acre lot. This affordable house has approx. 840 sq. ft.; eat-in style kitchen w/ newer cabinetry & closet style pantry; roomy living room; 2 bedrooms w/ closets; full bathroom; nice unimproved full basement; 2-car attached garage; full steps to possible second level expansion; electric heat pump; central A/C; public water & sewer; durable concrete driveway; very close to rail/train walkway; desirable neighborhood; Ephrata Boro; Ephrata school district; total taxes are approx. \$2,571.00; come prepared to buy, owners plan to sell at auction.



OVER-SIZED 2-CAR GARAGE

BRIEF TERMS: 10% down day of auction, balance in 60 days or before. 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 all information and is buying the property according to the terms of the Attorney.

OPEN HOUSE DATES: Saturdays, May 18 & 25, from 1-3 PM. Call/Text auctioneer for more information about this auction at 717-587-8906.

OFFERING 1% BROKER PARTICIPATION, AGENTS MUST REGISTER
Please visit our website at www.martinandrutt.com
FREE REFRESHMENTS AT OUR AUCTION

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



AUCTION FOR:
PHILIP R. & LOUANN S. WEBER