



(EPHRATA/HAHNSTOWN AREA)

# PUBLIC AUCTION



**BEAUTIFUL 2-STORY HOUSE \* 3-BR \* CLEAN  
1 ACRE LOT \* NICE FLOOR PLAN \* CHARMING  
2-CAR ATTACHED GARAGE \* FINISHED BASEMENT  
THURSDAY, JULY 25, 2019 @ 6:30 PM**



IMPRESSIVE PROPERTY



HUGE SIDE YARD

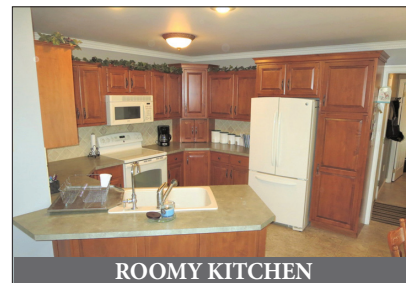


12'X 20' SHED (11-2017)

**Located at: 328 E. Mohler Church Rd. Ephrata Pa. 17522**

**DIRECTIONS:** From Rt. 322 & Hahnstown intersection East of Ephrata, travel East on Hahnstown Rd. for .6 mile and turn left on E. Mohler Church Rd. to property on right.

**REAL ESTATE DETAILS:** A wonderful (2,064 sq ft) 2-story house w/ 3 bedrooms & 2 car attached garage on 1-acre lot. Built in 2001 this house has approx. 2,064 sq. ft. (plus additional 800 in basement); oversized eat-in kitchen w/ abundant Maple cabinetry, eat-at counter, tile backsplash, large rear windows; open floor plan to living room w/ stone propane fireplace & lots of natural lighting; formal family room w/ front windows; office or hobby room; main level laundry room; powder bathroom; elegant 12'x 18' treated wood deck; stunning front foyer w/ 16.5' ceilings; second level master bedroom w/ master full bathroom & walk-in closet; full common bathroom w/ tub shower; 2 additional bedrooms w/ closets; storage room above the garage is plumbed for bedroom #4; 2-car garage w/ epoxy paint & storage area for freezer & stuff; large living area in finished basement; Propane fired floor heat in main level & basement, (elec. baseboard upstairs); central A/C; central vacuum; water treatment system; on-site well & septic; poured concrete walls; canning shelves; crown molding thru-out; professional landscaping; 12'x 20' storage barn w/ elec. (Nov. 2017); garden area; backs up to farm land; Ephrata Twp; total taxes approx. \$6,478.00



ROOMY KITCHEN

**OPEN HOUSE DATES:** Saturdays July 6, 13, & 20, from 1-3 PM. Call/Text auctioneer for all details at 717-587-8906.

**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 and 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)  
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:**  
**MARLIN M. & KAYLENE J.**  
**ZIMMERMAN**