



(Ephrata Area)



PUBLIC AUCTION

STONE RANCHER * .67 ACRE LEVEL LOT

3 or 4 BEDROOMS * FINISHED BASEMENT * POOL

TUES. AUGUST 13, 2019 @ 6:30 PM



STONE 3-BR RANCHER



REAR 3-SEASONS ROOM



18' X 36' UPDATED POOL

Located at: 923 Fairview Ave. Ephrata Pa 17522

DIRECTIONS: From Academy Dr. & Rt. 322 intersection on West side of Ephrata, travel North on Academy Dr. for half mile & turn left on Fairview Ave. to property on right.

REAL ESTATE DETAILS: A nice 1970, 3 or 4 bedroom stone Rancher on level .67 acre lot w/ pool. House has approx. 1,558 sq. ft. on main level plus additional 400 in lower level; eat-in kitchen w/ nice solid Cherry cabinetry, all appliances, pantry, sink disposal, open to dining area that has double sided brick fireplace & patio doors out to screen-in covered porch; living room w/ front Bay style window & double sided brick fireplace; master bedroom w/ master half bath & closet; 2 additional bedrooms w/ closets; poss. 4th bedroom or office w/ private half bathroom & outside entrance; full common bathroom; 2-car attached garage w/ upgraded insulated overhead door; nice lower level family room w/ stone fireplace & wooden barrel bar w/ sink; storage room w/ large cedar closet; laundry room w/ tub sink; work room w/ bench; utility room; bilco door; public water & sewer; good shingle roof; (2018) upgraded Carrier electric heat pump & central A/C; 200 amp elec.; some hardwood flooring; upgraded windows; basement has waterproof system; beautiful backyard; 36'x 18' in-ground custom pool (by Anthony) has pool house, concrete walk-way all the way around, 3.5'-9.5' deep, diving board, newer pool liner, fenced; sidewalk passed recent inspection; close to schools; Ephrata Area School District; very desirable development with low traffic and close to most conveniences; total taxes approx. \$4,405.00



CHERRY KITCHEN

OPEN HOUSE DATES: Sat. July 27, Aug. 3, & Aug. 10 from 1-3 PM. Call/Text Auctioneer for details at 717-587-8906

BRIEF TERMS: \$17,000.00 deposit day of auction, balance in 45 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 and by bidding acknowledges they are buying this property according to the terms of the Attorney.

**Please visit our updated website at www.martinandrutt.com
OFFERING BROKER PARTICIPATION, AGENTS MUST REGISTER
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:
MICHAEL G. & DIANE W. ANDES**