



(Ephrata/Reamstown Area)



PUBLIC AUCTION

**3-4 BDRM, 3-BATH BRICK RANCHER w/2-CAR GARAGE * 1.05 AC. LOT
CUSTOM KITCHEN * FINISHED DAYLIGHT BASEMENT * HEAT PUMP/AC**

WEDNESDAY, MARCH 18, 2020 @ 4-PM



CUSTOM ALL BRICK 1,456 SQ. FT. RANCHER



4-BR RANCHER W/2-CAR GARAGE * 1.05 AC.



DAYLIGHT FINISHED BASEMENT

Located at 146 Ebersole Rd. Ephrata, Pa. E. Cocalico Twp. Lancaster Co.

DIRECTIONS: From Rt. 322 (Main St.) Ephrata take Ridge Ave. N. 3-mi. to left on Ebersole Rd. to home on right or from Reamstown E. Church St. take Ridge Ave. S. 1-mi. to right on Ebersole Rd.

REAL ESTATE: consists of a solid brick 1,456 sq. ft. brick rancher w/2-car garage on a 1.05 ac. lot. Main floor features a modern custom raised-panel cabinet kitchen w/range, DW & microwave; 10'x14' dining area; foyer; 18'x14' formal living room w/bay window; full bath; 3-bdrms, master bdrm w/private full bath; 2-car garage; composite deck/patio w/PVC fencing; finished daylight lower level includes a 14'x24' family room w/brick FP, door to 12'x18' rear patio; laundry/office w/built-in cabinets & exit door; bdrm #4; storage room or bdrm #5; full bath; utility room w/electric heat pump/AC; water heater & Kinetico water treatment system; on-site well & septic; new insulated windows; annual taxes: \$5,279; 10'x14 garden shed.



CUSTOM KITCHEN



CUSTOM KITCHEN

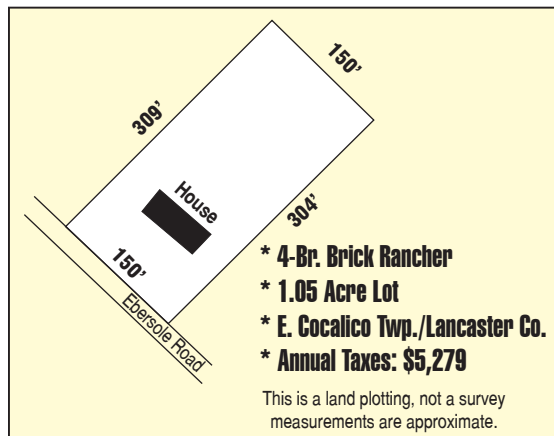


MASTER SUITE & BATH



FAMILY RM W/BRICK FP

OPEN HOUSE: SAT. FEB. 29 & MARCH 7 from 1-3 PM for info call auctioneer @ (717) 371-3333



TERMS: 10% down day of sale, balance on or before 60-days. Attorney: Kling & Deibler (717) 354-7700

NOTE: Well maintained all brick rancher on 1.05 ac. rural lot borders farmland; offers convenient 1-floor living, home is in move in condition w/tasteful décor throughout; quiet country setting yet easy access to Rt. 222, 322 & 272.

**For photos & listing
visit www.martinandrutt.com**

AUCTION BY:
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AUCTION FOR:
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