



(Akron & Millway Area)



# PUBLIC AUCTION

## 1-ACRE LOT \* HOLLAND-BRICK RANCHER \* 3 or 4 BR's LOWER LEVEL IN-LAW QUARTERS \* ATTACHED GARAGES THURSDAY MARCH 18, 2021 @ 5:00 PM



3-BR RANCHER



GARAGE ON BOTH LEVELS

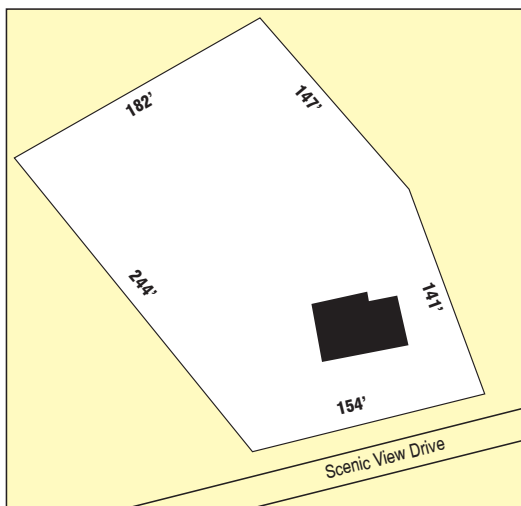


MAIN LEVEL KITCHEN

Located at 134 Scenic View Dr. (3rd St.) Ephrata Pa. 17522

**DIRECTIONS:** From Main St. in Akron (close to bike rail/trail), turn South on S. 3rd St. to property on right.

**REAL ESTATE DETAILS:** A clean Ranch style house w/ 1,170 sq. ft. on the main level & additional 1,000 sq. ft. in the daylight basement for in-law quarters on 1-acre lot. A 1-car garage on both levels. Main level includes a nice kitchen w/ wooden cabinetry, abundant counter space, sink window overlooking the backyard; dining area w/ double-hung window; front living room w/ huge updated Bay window; 3 nice bedrooms w/ closets; full bathroom w/ tub shower; laundry room; oversized 1-car garage w/ front work area; central A/C. Lower level is daylight out the back w/ private entrance; updated kitchen w/ wooden cabinetry; dining area; living room; room for bedroom (needs window exit); full bathroom w/ shower stall; laundry room; deep 1-car garage w/ private driveway. Maintenance-free alum. Siding; most windows updated; public water w/ new Kinetico water system; private septic; oil HW baseboard heat w/ thermostat on both levels; updated electric service; Propane kitchen ranges; a detached workshop; 2 storage sheds; beautiful sloped backyard has trees for privacy & garden area. This property offers a large country like lot, w/ the convenience of a quiet subdivision.



**OPEN HOUSE DATES:** Saturdays March 6 & 13, from 1-3 PM. Call/Text auctioneer at 717-587-8906 or email at [johnruttold@gmail.com](mailto:johnruttold@gmail.com)

**BRIEF TERMS:** 10% down day of auction, balance in 60 days or before. Announcements day of auction take precedence over all advertising. Attorney Tony Schimaneck 717-299-5251.

Please visit our updated website at [www.martinandrutt.com](http://www.martinandrutt.com)  
**OFFERING BROKER PARTICIPATION, AGENTS MUST REGISTER**

**AUCTION BY:**  
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**AUCTION FOR:**  
**LILLIE MAE GOOD**