

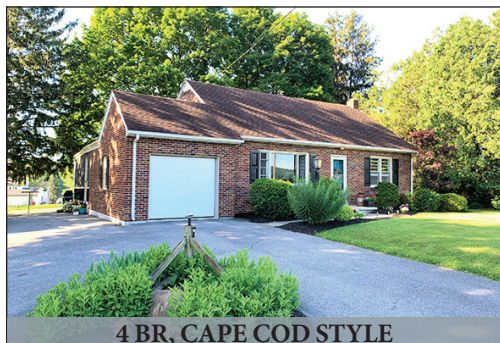


(Mt. Airy Area)



# PUBLIC AUCTION

**1.5 STORY CAPE COD \* 4 BEDROOMS \* 2 BATHS  
28 X 27 DETACHED GARAGE \* LEVEL .53 ACRE \* COUNTRY  
THURSDAY, AUGUST 19 2021, @ 6:30 PM**



4 BR, CAPE COD STYLE



28' X 27' DETACHED SHOP



KITCHEN OPEN TO LR

Located at 190 Icehouse Hill Rd. Ephrata Pa. 17522

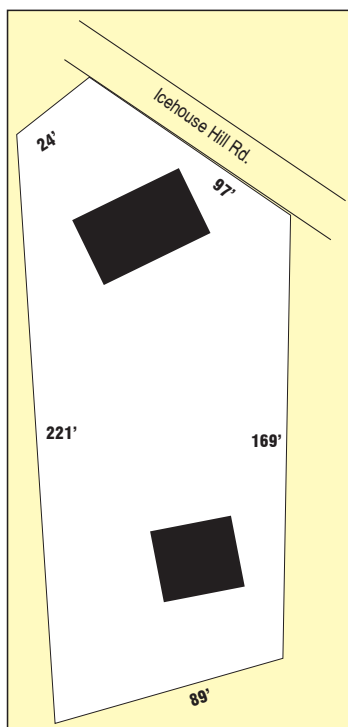
**DIRECTIONS:** From West side of Ephrata, turn North on Durlach Rd. for 2.5 miles to left turn on Icehouse Hill Rd., to property on left.

**REAL ESTATE:** A nice 1.5 story Cape Cod style house w/ 4 bedrooms, 2 bathrooms and detached garage on .53 acre country lot. This all brick house was built in 1952 and has 1,607 sq. ft.; main level has eat-in kitchen w/ abundant Oak custom cabinetry, sink window overlooking

the back yard; open to front living room w/ front Bay style window; 2 bedrooms w/ closets (one could be office or hobby room); full bathroom; beautiful 17'x 12' rear screened-in porch; 1 car attached garage; front walkway. Second level has full rear dormer; 2 additional bedrooms w/ closets (1-Cedar); half bathroom; balcony above porch. Lower level has large finished family room; laundry area; utility room w/ canning shelving. Oil fired warm air heat; central A/C on main level & basement; 200 amp elec. service; on-site well & septic; DETACHED GARAGE/SHOP is 28' x 27'; steel exterior; insulated; water hookup; furnace; concrete floor; 16'X 7' overhead door; backyard backs-up to farmland; zoned residential; Clay Twp.; Ephrata Area School District; total taxes approx. \$3,360. A nice clean house ready to move right in, please come and take a look.



17' X 12' SCREENED-IN PORCH



**OPEN HOUSE DATES:** Saturdays, July 31 & Aug. 7, from 1-3 PM. Call/Text auctioneer 717-587-8906

**BRIEF TERMS:** 10% down payment day of auction, balance in 60 days or before. All information is believed to be accurate, however buyer needs to verify information before bidding. Auction held under the terms of Attorney Tony Schimaneck 717-299-5251.

Please visit our updated website at [www.martinandrutt.com](http://www.martinandrutt.com)

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



**AUCTION FOR:**  
**DERRILL L. & MARILYN L. HOOVER**