



(Ephrata Borough)

PUBLIC AUCTION



3-BDRM 2-BATH 1-STORY (1955) BRICK RANCHER * .14-AC. LOT
1,144 Sq. Ft. * HARDWOOD FLOORS * DAYLIGHT BASEMENT
TUESDAY, NOVEMBER 23, 2021 @ 4-PM



1-CAR ATTACHED GARAGE



3-BDRM 2-BATH RANCHER

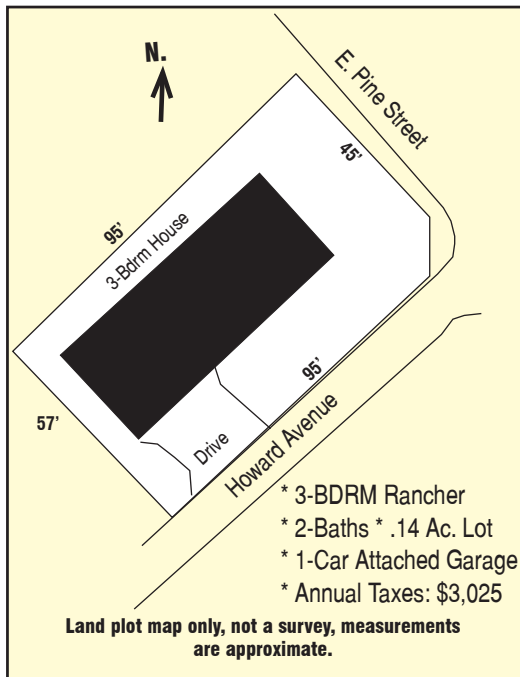


1,144 SQ. FT. (1955) RANCHER

Located at 490 Howard Ave. Ephrata, Pa. 17522

DIRECTIONS: From Main St. (Rt. 322) Ephrata @ Applebee's take Spring Garden St. N. to left on E. Walnut St. to right on Howard Ave. to home on left.

REAL ESTATE: consists of a 1,144 sq. ft. 3-bdrm (1955) brick rancher w/1-car garage on a .14-ac. corner lot. Main floor features a painted wood cabinetry kitchen w/range & fridge, vinyl flooring; dining area w/vinyl flooring; 12'x24' enclosed breezeway; 12'x18' formal living room w/HW floor; 3-bedrooms w/ closets & HW flooring; full bath; attached 1-car garage; lower level has laundry hook-up w/washer & dryer included; walk-out access; 3-heated utility storage rooms; oil furnace hot water heat, 2-275 gallon fuel tanks; attic storage; public water & sewer; annual taxes: \$3,025.



OPEN HOUSE: SAT., NOV. 6 & 13 from 1-3 PM for info
call/text auctioneer @ (717) 371-3333.

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

NOTE: Clean 3-bedroom rancher on quiet side street; hardwood & vinyl flooring throughout; good solid home needs some cosmetic TLC; excellent starter home or great rental investment property.

For photos & details visit www.martinandrutt.com



WOOD CABINETRY KITCHEN



DINING ROOM W/VINYL FLOOR



LIVING ROOM W/HW FLOORS



MAIN FLOOR FULL BATH

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



AUCTION FOR:
Henry & Kaci Fisher
(717) 314-2589