



(Akron Area)



# PUBLIC AUCTION

## 3-BDRM 3.5-BATH CAPE COD HOME w/2-CAR GARAGE \* .61-AC. CUSTOM KITCHEN w/GRANITE TOPS \* 1st FLOOR MASTER SUITE

### THURSDAY, MAY 26, 2022 @ 6-PM



3-BDRM CAPE COD W/2-CAR GARAGE



ONE-OWNER 3-BDRM, 3.5 BATH HOME

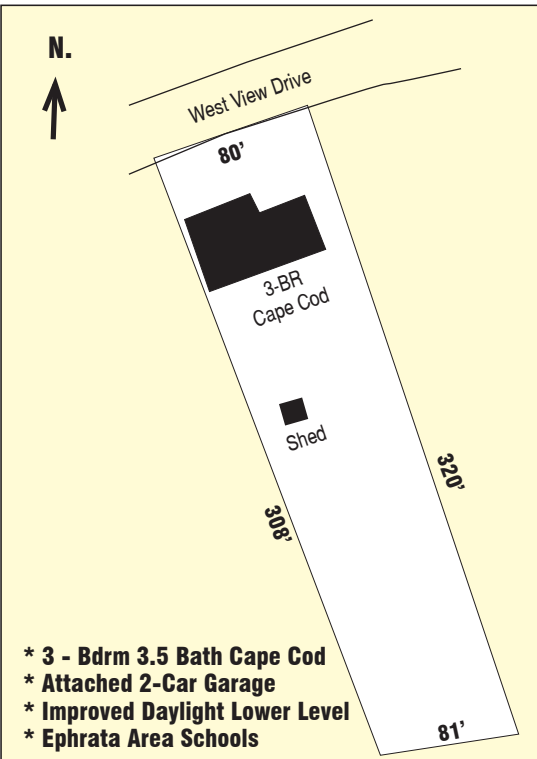


OUTSTANDING LANDSCAPING & STREAM

Located at 97 West View Drive, Akron Pa. 17501

**DIRECTIONS:** From Main St. Akron, Pa. take S. Third St. to left on Broad St. to right on Westview to home on left.

**REAL ESTATE:** consists of a 2,555 sq. ft. (1995) one-owner 3-bdrm 3.5 bath Cape Cod style dwelling w/ attached 2-car garage on a partially wooded .61-acre lot. Main floor features a covered front porch w/ PVC railing; open foyer w/soaring 16'ceiling; 14'x16' living room w/HW floors; formal 14'x14' dining room; custom oak cabinetry kitchen w/pantry & new granite counter tops; appliances included; family room w/HW floors, brick FP & patio doors to rear deck; master suite w/private bath & WIC; laundry; ½ bath; attached 2-car garage; 2nd floor features 2-bdrms w/closets & full bath; 1,200 sq. ft. improved daylight walk-out lower level w/game room & bar; gym/rec room w/woodstove & brick hearth; patio doors to lower rear deck; 28'x20' storage room; full bath; utility room w/electric heat pump/central AC; 200-amp svc; public water & sewer. Beautifully groomed landscaping & rear yard w/8'x12' garden shed.



- \* 3 - Bdrm 3.5 Bath Cape Cod
- \* Attached 2-Car Garage
- \* Improved Daylight Lower Level
- \* Ephrata Area Schools

**OPEN HOUSE: SAT. May 7 & 14 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:** *Vutstanding 1.5 story home w/abundant amenities; tastefully decorated throughout; beautiful perennial gardens; peaceful wooded east side w/small stream & footbridge! Ephrata area schools.*

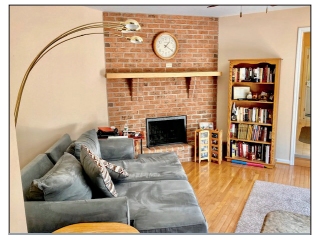
**For photos & complete listing visit  
[www.martinandrutt.com](http://www.martinandrutt.com)**



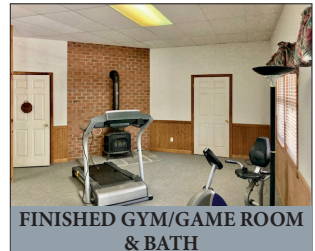
BEAUTIFUL GRANITE TOP KITCHEN



FORMAL DINING ROOM



FAMILY ROOM W/BRICK FIREPLACE



FINISHED GYM/GAME ROOM & BATH

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



**AUCTION FOR:**  
**Dennis M. & Denise L. Daughetee**  
**(717) 413-6514**