



(Voganville Area)



# PUBLIC AUCTION

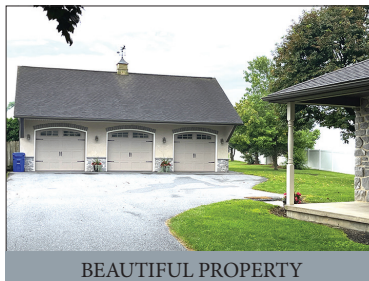
**BEAUTIFUL 2-STORY HOUSE \* RECENT UPDATES**  
**40'x 28' DETACHED 3-BAY GARAGE \* .48 ACRE LOT**  
**3-BR's \* BEAUTIFUL KITCHEN \* MOVE-IN CONDITION**  
**THURSDAY SEPT. 22, 2022 @ 6:00 PM**



UPDATED HOUSE \* 3-BDRM



40'X 28' NEWER GARAGE



BEAUTIFUL PROPERTY

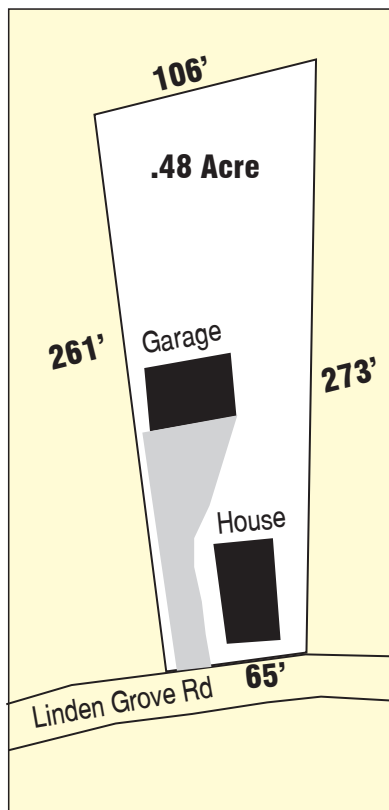


ROOMY EAT-IN KITCHEN

**Located at 334 Linden Grove Rd. Ephrata Pa. 17522**

**DIRECTIONS:** From the 4-way stop sign in Voganville, travel West to property on left.

**REAL ESTATE DETAILS:** A very clean 2-story house w/ approx. 2,026 sq. ft. & detached 3-bay garage on a level .48 acre lot. This house has a beautiful 25'x 17' eat-in kitchen w/ solid wood cabinetry, abundant counter space, small appliance cabinet, sink window, stove, microwave, dishwasher, sink-disposal, pantry closet, and an oversized dining area; 21'x 13' living room; 13.5'x 13' family room; 25'x 7' front sun-room; 11'x 8' rear mud room w/ laundry hook-up & cabinetry; 8.5'x 5' powder bathroom; covered rear porch. Second level has 18'x 14' primary bedroom w/ double closet; 18.5'x 10' bedroom #2 w/ large closet; 14.5'x 13.5' bedroom #3 w/ closet; 13.5'x 6.5' full bathroom has tub shower. Basement has 23'x 22' recreation room w/ storage closet & stone fireplace (propane logs); utility room; cold cellar; house was completely stripped inside in 2004 with new wiring, plumbing, windows, siding, oil warm air furnace; central A/C, 2-zone thermostat; 200 amp elec. service, water softener, new windows, shingle roof; central vac; on-site well & septic; brand new carpet in most rooms July-2022; Earl Twp.; Garden Spot S.D. A very nice house in the quaint small town of Voganville.



**3-BAY GARAGE:** A wonderful stick-built detached 40'x 28' garage; built in 2006; has stone & stucco exterior; (3) 9'x 7' overhead doors w/ openers; insulated walls; propane heated concrete floor (500 gallon tank); floor drains; 4' front forebay; weather vane on cupola; very nice.

**OPEN HOUSE:** Saturdays Sept. 10 & 17, from 1-3 PM. Call/Text Auctioneer 717-587-8906.

**BRIEF TERMS:** 10% of sold price down day of auction, balance in 60 days or before. This auction is held under the terms are prepared by Attorney Kling, Deibler & Glick 717-354-7700.

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SCAN TO VIEW

**AUCTION BY:**  
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**AUCTION FOR:**  
**GLENN Z. & LOREEN B. MARTIN**