



(Ephrata Area)

PUBLIC AUCTION



**BEAUTIFUL 3-BEDROOM TOWNHOUSE * EXTRA CLEAN
2-CAR GARAGE * LOW TRAFFIC AREA * "SYCAMORE ACRES"**

TUESDAY, NOVEMBER 22, 2022 @ 4:00 PM



CLEAN MIDDLE TOWNHOUSE



ROOMY KITCHEN



MAIN LEVEL PRIMARY BDRM



LR CATHEDRAL CEILING

Located at 79 Weaver Ave. Ephrata Pa. 17522

DIRECTIONS: From Rt. 322 on the West side of Ephrata, turn North on Academy Dr. to left on Martin Ave., to right on Weaver Ave.

REAL ESTATE DETAILS: A beautiful 2-story Townhouse w/ 3 bedrooms, 3 bathrooms and attached 2-car garage. This 1-owner house was built in 2002; has 1,232 sq. ft.; open airy feeling 24'x 9' eat-in kitchen, nice cabinetry & abundant counterspace, has dining area w/ front windows; opens-up to 21'x 16' living room w/ cathedral ceiling & sky-lights, rear windows; main level 14'x 12' primary bedroom w/ private door to rear porch; private primary full bathroom w/ double sink; primary walk-in closet; powder half bathroom; laundry hook-up; gorgeous rear 12'x 6.5' screened-in porch opens to concrete paver patio; 2-car attached garage w/ storage area. Second level has 2 additional bedrooms w/ closets; full bathroom; charming large sitting area overlooking the lower living room. Unimproved partial basement has storage and utilities area, crawl space. New roof in 2018; public gas, water & sewer; updated UGI gas water heater; Ephrata Twp.; Ephrata Area School District; total taxes approx. \$3,032.



REAR SUNROOM & PATIO

AUCTIONEER NOTE: A very desirable part of the "Sycamore Acres" development along a low-traffic street. This very clean townhouse has many upgrades and a touch of class everywhere you look. A must see to appreciate all the fine details.

OPEN HOUSE: Saturdays, Nov. 5 & 12, from 1-3 PM. Call/Text for private showing 717-587-8906.

BRIEF TERMS: \$20,000 down payment the day of auction, balance in 60 days or before. This auction is held under the terms prepared by Attorney Tony Schimaneck 717-299-5251.

Please visit our website at www.martinandrutt.com or Facebook or Instagram

OFFERING 1% BROKER PARTICIPATION, AGENTS MUST REGISTER



SCAN TO VIEW

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



AUCTION FOR:
JAMICE M. THOMAS