



(Akron/Bike Trail Area)



PUBLIC AUCTION

**BEAUTIFUL 3-BR RANCHER * .59-ACRE LOT * VIEW
DAYLIGHT BASEMENT * CLEAN * 2-CAR ATTACHED GARAGE
FURNITURE * HOUSEHOLD ITEMS * ANTIQUES
THURS. JUNE 1, 2023 @ 4:00 PM * R.E. @ 6:00 PM**



CLEAN BRICK RANCHER



EAT-IN KITCHEN, CHERRY



REAR ALL-SEASON ROOM



S-120 HYDRO MOWER

Located at 154 Scenic View Dr. Ephrata Pa. 17522

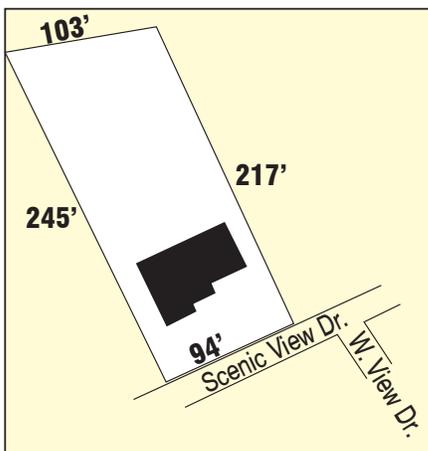
DIRECTIONS: On Rothsville Rd. (at Reiff's Farm Market) turn South on Millway Rd. to first road left, to property on left.

REAL ESTATE DETAILS: A very nice brick 3-bedroom Rancher w/ finished basement on .59-acre lot overlooking the Cocalico Creek Valley and bike trail. This house was built by John Weber in 1977 and has approx. 1,592 sq. ft. on the main level, plus an additional finished daylight basement. Main level includes a 22'x 14' eat-in kitchen w/ beautiful solid Cherry cabinetry, Corian counter tops, all appliances, new vinyl (looks like wood plank) flooring, recess lighting, built-in desk (redone in 2017); patio door leads to elevated 15'x 10' all-seasons room w/ a delightful view; 14.5'x 12' front living room has Bay style window & crown molding; 18.5'x 12' rear family room w/ brick fireplace (Propane insert), Bay style window & closet; 10'x 5' full bathroom w/ updated tile-work, Corian sink, tub shower (redone in 2017); 13'x 11.5' primary bedroom w/ Cedar closet & double door closet; 12'x 10' bedroom #2 w/ closet; 12'x 9' bedroom #3 w/ closet; half bathroom w/ Corian sink & newer tile-work; front foyer w/ flagstone flooring & coat closet; 21' deep x 19' wide 2-car attached garage w/ laundry hook-up & plaster walls. Wonderful finished daylight basement 26'x 25' entertainment room w/ old barn wood walls & built-in bookshelf (redone in 2015); 26'x 18' storage room w/ shelving & walk-out door; 19'x 15' utility room. Good roof in 2017; oil furnace w/ forced air; central A/C; on-site well & septic; updated elec. domestic water heater; 200-amp electric service; Ephrata Twp. & School District; total taxes approx. \$4,748. A very clean house in a wonderful location close to the scenic bike trail, prepare to buy day of auction.

OPEN HOUSE: Saturdays, May 13 & 20, from 1-3 PM. Call/Text Auctioneer 717-587-8906.

BRIEF R.E. TERMS: \$30,000 down payment day of auction, balance on or before 60 days. This information is given as a convenience to the buyer and believed to be accurate, however buyer agrees to auction contract. This auction is held under the terms provided by Attorney Tony Schimaneck 717-299-5251.

FURNITURE LISTING: Leisure 7' slate pool table w/ leather pockets; Primitive-looking pine corner cabinet (B. Emerick); antique settee w/ paint-decorations; Maple Ethan-Allen 3-section library bookcase; (4) Bronze colored Ethan-Allen accent chairs; Ethan-Allen ottoman; (2) Ethan-Allen accent tables w/ 3 drawers; Ethan-Allen Lucite table lamps; Ethan-Allen Cherry hall-table; Ethan-Allen Tan sectional sofa w/ right-side footrest (no-motion); Black hall table; Cherry library table; antique 8' local church bench; (6) Horning decorated chairs; antique Oak extension table; Oak 2-drawer file cabinet; cedar chest; wooden cabinet; wicker lounge & love-seat; futon mattress; chairs & stools; folding table & chairs; high chair; Mitsubishi entertainment center w/ large TV; Bose surround system; misc. wall pictures; newer auto-washer & elec. dryer; White refrigerator; older silver Christmas tree & newer tree; plus more.



GARAGE ITEMS & HOUSEHOLD: John Deere S-120 lawn mower w/ 22-hp, 42" cut, hydro-drive, 41-hrs (like new); LP Gas grill; Raleigh bike; lawn spreader; gas leaf-blower; (3) runner sleds; bench vise; step ladder; wheel barrow; hand tools; mechanic tools; work bench; 5-gal. crock; Coca-Cola ice pick; meat fork (Showalter Akron); pottery urns; org. bridge painting Lori Myer; Ertl model cars; Hess wall clock; German china dinner set; clean luggage; turkey roasters; every-day dishes; plus more.

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OFFERING 1% BROKER PARTICIPATION, AGENTS NEED REGISTRATION



SCAN TO VIEW

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AUCTION FOR:
LARRY G. MYER