



(Clay/Ephrata Area)



PUBLIC AUCTION

**3-BDRM 1.5-BATH DUTCH STYLE BI-LEVEL HOME * .44-AC. LOT
2-CAR GARAGE * DETACHED 24'x20 2-STORY GARAGE * SHED**

THURSDAY, OCTOBER 17, 2024 @ 6:00 PM



3-BEDROOM 1.5-BATH HOME



DUTCH STYLE BI-LEVEL * .44-AC. LOT

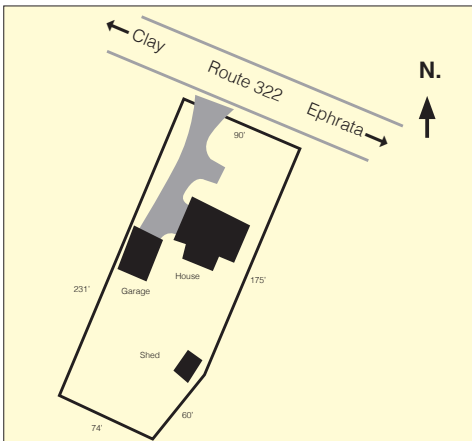


24'X20' 2-STORY FRAME GARAGE

Located at: 2220 W. Main St. Ephrata, Pa. Clay Twp. Lancaster Co.

Directions: From Ephrata, Pa. take Rt. 322 W. 2-miles to property on left, opposite Signal Garage Doors.

Real Estate: consists of a 2,339 sq. ft. 3-bedroom Dutch style bi-level home w/2-car garage & detached 480 sq. ft. 2-story garage/shop on a rural .44-acre lot. Main floor features a 15'x12.5' living room w/ HW flooring & bay window; open foyer; oak cabinetry kitchen w/range, microwave, DW & fridge, nice sit-up bar; 12'x14' dining room w/vinyl flooring adjoins 236 sq. ft. Florida room w/skylights, closet & access to rear patio; BR #1) 12'x14' w/closet & access to Jack & Jill style full bath; BR #2) 12'x11' w/closet; BR #3) 10'x11' w/closet; all bedrooms have HW floors; lower level 25'x14' family room w/carpet flooring, brick hearth & wood pellet stove; laundry/powder room combo; 25'x23' 2-bay garage; electric heat; central AC; on-site well & septic; 200 amp svc; annual taxes: \$4,033.
Outbuildings: a 24'x20 2-story frame garage/shop; a 16'x10' utility shed; chain-link dog run; quaint raised garden beds; nice level backyard!



- 3-Bdrm, 1.5 Bath Home
- Attached 2-car Garage, .44 acre lot
- Detached 24' x 20' Garage & Shed
- Clay Twp. Lancaster Co.
- Annual Taxes: \$4,033

**OPEN HOUSE: SAT. SEPT. 28 & OCT. 5 from 1-3 PM for info call/
text auctioneer @ (717) 371-3333.**

Terms: 10% down day of sale, balance in 60-days. Attorney: Patrick Deibler (717) 354-7700

Note: *Well maintained move-in ready home, valuable updates & tasteful décor throughout; deep level lot w/bonus 2-story garage/shop & garden shed; nice macadam driveway & parking area; desirable Ephrata Area Schools. Sellers are relocating out-of-state and are motivated to sell!*

For photos & complete listing visit www.martinandrutt.com



Oak Cabinetry Kitchen



Living Room w/Bay Window



1-of-3-Bedrooms w/HW Floors



Family Room w/Woodstove

AUCTION BY: Martin & Rutt
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AUCTION FOR:
Joshua L. & Katrina B. Wise