



(Ephrata Hospital Area)

PUBLIC AUCTION



CLEAN SOLID BRICK RANCHER * LEVEL .43-ACRE LOT
3 BEDROOMS * 2.5 BATHROOMS * 2-CAR GARAGE
TUESDAY OCTOBER 22, 2024 @ 5:00 PM



CLEAN 3-BR RANCHER



STONE FIREPLACE



SPACIOUS KITCHEN

LOCATED AT: 813 Grandview Dr. Ephrata, PA 17522

DIRECTIONS: From Rt. 272 & Rt. 322 intersection in Ephrata, travel North on Rt. 272, turn left onto Grandview Dr., it is the 3rd house on the right.

REAL ESTATE LISTING: A very clean brick Rancher w/ 2-car garage on a level .43-acre lot. This house was built in 1957; has approx. 1,832 sq. feet; walk inside the front door to a large 22'x 20' living room w/ a LP-gas stone fireplace and large bay window; 20'x 12' kitchen with lots of natural light, solid maple cabinetry, all appliances; kitchen connects to a 20'x 14' recreational room w/ large bay window and door leading to a well maintained 24'x 8' screened in porch; 15'x 11' primary bedroom w/ closet & 8'x 7' full primary bathroom w/ tub shower; 11'x 10' bedroom w/ closet; 12'x 11' bedroom w/ closet; 8'x 5' bathroom w/ tub & shower; half bathroom; 24'x 24' large 2-car garage w/ LP furnace; 37'x 30' semi-finished basement; Oil furnace w/ 4-zone heat; Central AC; 200-amp electrical service; good roof; updated insulated windows & front door; public water & sewer; house has abundant closet space; backyard has a 18'x 10' outdoor shed and a small gazebo; Ephrata Boro & School District; total taxes approx. are \$5,153.



ATTACHED 2-CAR GARAGE

OPEN HOUSE DATES: Saturdays October 5 & 12, from 1:00 – 3:00 PM.

Call/Text Auctioneer 717-587-8906

BRIEF TERMS: 10% 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



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AUCTION BY: Martin & Rutt
Auctioneers, LLC AY2189-L
John J. Rutt II (717) 587-8906
Michael J. Martin (717) 371-3333
Cameron Rutt



AUCTION FOR:
NORMA I. MARTIN ESTATE