



(Ephrata Area)

HYBRID PUBLIC AUCTION



NICE ALL BRICK CAPE-COD STYLE HOUSE w/ 3-BEDROOMS
.70-ACRE * DESIRABLE STREAM FRONTAGE * 1-CAR ATTACHED GAR.
REAR DAYLIGHT BASEMENT * CAR-PORT * 25'x 12' 2-LEVEL BARN

THURSDAY JUNE 26, 2025 @ 6:30 PM



CUTE BRICK CAPE-COD



REAR DAYLIGHT BASEMENT



OVERLOOKING BACKYARD

LOCATED AT: 479 Church Ave. Ephrata, PA 17522 * Ephrata Twp.

DIRECTIONS: From traffic light at Rt. 272 & Schoeneck Rd, turn South on Church Ave. for ½ mile to property on the left.

REAL ESTATE DETAILS: An all-brick Cape-Cod style house w/ 3-bedrooms and 1-car garage on .70-acre lot. House was built in 1954 and has approx. 1,330 sq. ft. (plus daylight basement); main level has eat-in style kitchen/dining area w/ white painted cabinetry; spacious front living room w/ Bay style window & Oak hardwood flooring; spacious full bathroom w/ tile shower (2023); primary bedroom w/ closet; BR #2 w/ wooden flooring & 2 closets; covered & semi-enclosed rear porch; covered side porch. Second level has BR #3 w/ closet; oversized Cedar Wood closet; abundant closet storage space; laundry chute. Basement daylight out the back w/ unimproved open area; laundry hook-up; deep 1-car garage w/ new insulated overhead door. Good shingle roof (2021); new windows & doors (2023); new spouting (2024); private well w/ softener; public sewer; updated 200-amp elec. service; updated oil furnace radiator heat, (2) oil tanks; zoned Residential RLD; Ephrata S.D.; Ephrata Township; taxes approx. \$4,317.

AUCTIONEER NOTE: This property borders the "Cocalico Creek" and the private backyard includes many inviting activities. A solid brick house w/ many usable updates. Includes a 25'x 12' 2-level storage barn & covered 1-car "Carport"; vegetable garden; covered picnic area w/ grill area; circle driveway. According to Lancaster Co. flood map the residence is not in the flood plain. Fantastic location close to major highways & conveniences. Must see to appreciate.

OPEN HOUSE DATES: Saturdays June 14 & 21, from 1-3 PM. Call/Text Auctioneer 717-587-8906

BRIEF TERMS: \$30,000 down payment, balance in 60-days or before. This auction is held under the terms prepared by Attorney Glick, Goodley, Deibler & Fanning 717-354-7700. Buyer needs to verify any/all information. By placing a bid, buyer is acknowledging they accept the sellers' terms & conditions.

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

Bid "On-Line" or "In-Person" at this live event * Offering Broker Participation



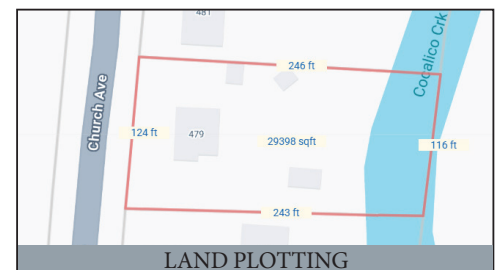
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CHARMING STREAM-FRONT



NICE KITCHEN



LAND PLOTTING

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



AUCTION FOR:
JASON & CAYLA LAUGHMAN