



(Ephrata & Spring Garden Area)

# HYBRID PUBLIC AUCTION



CLEAN 2-BR MULTI-LEVEL HOUSE \* 2.5-BATHS \* BACKS UP TO WOODLAND  
BACKYARD PRIVATE PATIO \* .47-ACRE \* REAR ALL-SEASON ROOM \* LARGE 2-CAR GARAGE

**TUESDAY JULY 15, 2025 @ 7:00 PM**



CLEAN 2-BR MULTI-LEVEL



FANTASTIC RAISED PATIO



REAR ALL-SEASON ROOM

**LOCATED AT:** 331 Spring Garden St. Ephrata, PA 17522 \* Ephrata Boro

**DIRECTIONS:** From the traffic light on Rt. 322 close to Applebee's, turn East on Spring Garden St to property on the right.

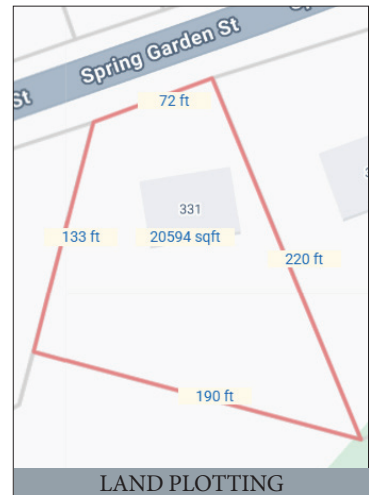
**REAL ESTATE DETAILS:** A 1,578 sq. ft. multi-level style house w/ brick & "Board-Batton" siding, oversized 2-car attached garage on .47-acre wooded lot. House is a 1-owner and was built in 1985. Rear all-season room is 23'x 13.5' w/ cathedral ceiling, skylights, vinyl plank flooring, & good windows; 22'x 11.5' kitchen/dining area w/ (4) newer stainless steel appliances, beautiful solid Oak custom cabinetry, vinyl plank flooring, eat-at counter, sink window overlooking backyard; 17'x 13' front living room w/ 7' bay window, vinyl plank flooring (lots of windows); 14'x 13' primary bedroom w/ closet, side balcony; primary full bathroom w/ walk-in shower; 14'x 11.5' bedroom #2 w/ closet; full common area bathroom w/ tub shower; rear concrete patio w/ epoxy coating; front formal entrance. Lower level has (additional 200+ Sq. Ft.) 16'x 11.5' recreation room w/ brick hearth, propane room heater (& windows); 11'x 6.5' laundry & half bathroom (includes front load washer & dryer; walk-in Cedar closet; 14'x 11' utility/storage room; nice 23'x 22' 2-car garage w/ epoxy floor & newer insulated garage doors & openers. Wooded backyard has elevated 23'x 22' 2-tier wooden deck w/ elec. hook-up (great for entertaining). Public water & sewer; central A/C & elec. heat-pump; good shingle roof; Ephrata Boro & School District; taxes approx. \$4,304. Auction is being held to settle an estate, please come prepared to buy.

**OPEN HOUSE:** Thursday July 3 or 10, from 6-8 PM. Call/Text Auctioneer 717-587-8906 with questions.

**BRIEF TERMS:** \$30,000 down payment, balance in 45-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.



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**AUCTION BY: Martin & Rutt**  
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Cameron Rutt



**AUCTION FOR:**  
ELISABETH VAITL ESTATE