



(Ephrata & Hahnstown Area)



# HYBRID PUBLIC AUCTION

## CLEAN 2-STORY BRICK HOUSE w/ 3-BEDROOMS

### .38-ACRE \* ATTACHED GARAGE \* UPDATED KITCHEN

## TUESDAY SEPT. 23, 2025 @ 6:00 PM



CLEAN & UPDATED 3-BR



ATTACHED GARAGE & OFFICE



BEAUTIFUL KITCHEN & ISLAND

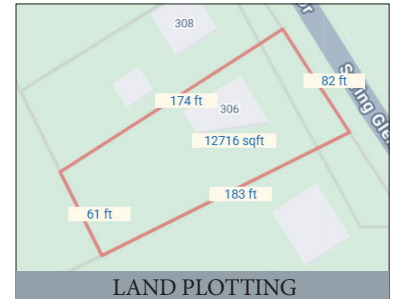
**LOCATED AT:** 306 Spring Glen Dr. Ephrata PA \* Ephrata Township

**DIRECTIONS:** From Hahnstown Rd. & Rt. 322 intersection, travel East on Hahnstown Road for 3/4 -mile and turn left on Mohler Church Rd, to first left turn on Spring Glen Dr, to property on the left.

**REAL ESTATE DETAILS:** A very clean & updated brick 2-story house w/ attached 1.5-car garage on .38-acre level lot. House was built in 1941; has approx. 1,456 sq. ft. Main level has an updated 24'x 13.5' kitchen/dining area w/ Cherry cabinetry, eat-at island, double-hung windows, appliances, food pantry; 24'x 12' front living room w/ stairway banister; 11'x 9' office or hobby room w/ built-in bookshelves, exposed brick wall & closet; powder bathroom; side entrance mud room; 19'x 18' 1.5-car garage; rear concrete patio for entertaining. Second level has 13'x 12.5' primary bedroom w/ exposed wood flooring & closet; 13'x 9' BR #2 w/ exposed wood flooring; 12.5'x 9.5' BR #3 w/ exposed wood flooring & closet; all BR's have ceiling fan; desirable laundry room w/ storage space & door to 19'x 18' balcony & wash line; updated full bathroom w/ tub shower. Improved 24'x 14' attic space. Semi-improved 25'x 20' basement w/ play area & canning shelves; shower stall. On-site well & septic; Waterfall water softener; UV-light; updated windows; new roof in 2019; new septic system in 2021; oil furnace H/W baseboard; mini-split A/C & heat-pump; 200-amp elec. service; Ephrata Area S.D.; taxes approx. \$4,062. A well-maintained property w/ an inviting back yard on a low traffic side street. Come and see how this could fill your real estate needs.



FRONT LIVING ROOM



LAND PLOTTING

**OPEN HOUSE FOR REAL ESTATE:** Saturdays Sept. 13 & 20, 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. 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 FOR:**  
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