



(Ephrata Mountain Area)



HYBRID PUBLIC AUCTION

**VERY CLEAN 2.5-STORY HOUSE & 2-STORY GARAGE
.63-ACRE LOT * OUTDOOR ENTERTAINMENT AREA
CLEAN COUNTRY-RUSTIC STYLE * MINI-SPLIT A/C
MONDAY JULY 20, 2026 @ 6:30 PM**



CLEAN HOUSE & PROPERTY



DETACHED 2-LEVEL GARAGE



FANTASTIC PICNIC AREA

LOCATED AT: 340 Ridge Ave. Ephrata, PA * Ephrata Twp.

DIRECTIONS: From Rt. 322 on the East side of Ephrata, turn on Ridge Ave, travel 1-mile to property on the left.

REAL ESTATE DETAILS: A super rare home with a lot of activity on this property, country living in the woods. Includes a special 2.5-story house & 2-level detached garage on main level and entertainment possibilities from ground level, entrance in the back on .63-acre wooded lot. A well-maintained 2.5 story home w/ 1992 sq feet of living space! Walk inside to a clean 34'x10' kitchen/dining room area w/ a window over the sink; this house boasts plenty of natural light; 27'x11.5' living room w/ recess lighting, plank flooring, a cozy propane fireplace, tongue-groove ceiling; main level full bathroom; main level laundry mud room; covered front porch; covered side porch; 12.5'x11' primary bedroom w/ step-in closet; 12'x11.5' BR#2 w/ closet & mini-split, 12'x10' BR#3 w/ closet; 10'x10' upstairs full bathroom w/ private access to 18'x16' balcony; stairway to attic storage (semi-finished); 23'x11' finished rustic-style basement w/ repointed sandstone & old-tin ceiling, wood stove; 29'x5' hobby room w/ 5 closet doors; 13.5'x6' utility room; good roof; elec. mini-split heat & A/C (oil furnace needs repair); fantastic wood stove; updated windows/siding/insulation; new house roof (2023); new balcony roof & railing (2023); public water & sewer; Rheem hi-performance elec. water heater (2018); circle driveway; with its pristine condition, country setting, and sought-after location. This home offers the perfect blend of comfort, style, and tranquility; make it yours!

DETACHED GARAGE & REC-ROOM: 32'x20' detached garage w/ 21'x20' second level rec room that has bar area & built in fridge w/ cathedral ceiling; 13'x6.5' covered back porch to garage; 20'x16' paver patio w/ firepit; 2 storage sheds & a children's playhouse; covered firewood area; Ephrata Twp; Ephrata Schools; taxes approx. \$4,012.

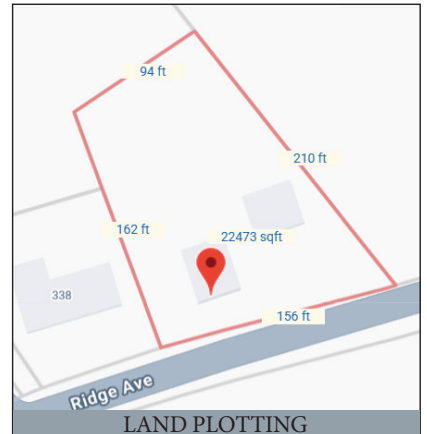
OPEN HOUSE DATES: Saturday July 4th 1-3 PM, & Thursday July 16th 6-8 PM. Call/Text Auctioneer 717-587-8906

BRIEF TERMS: \$40,000 down payment the day of auction, balance in 60-days or before. This auction is being held under the terms provided by an Attorney. This information has been provided as a courtesy to the buyer and is believed to be true/accurate, however the buyer is responsible to verify any/all written information.

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



SPACIOUS KITCHEN



LAND PLOTTING



Scan to view

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AUCTION FOR:
STEVE & EMILY ALWINE