

PUBLIC AUCTION

3/5 BR RANCH HOUSE ON .35 ACRE

EPHRATA AREA

TUESDAY, FEBRUARY 13, 2018 AT 4:00 PM



LOCATION: 869 N. Maple St., Ephrata, PA 17522. From 322 & State St. in Ephrata, take N. State St. for 0.8 mi, right onto Irene Ave. for 0.5 mi, left onto N. Maple St. for 0.3 mi.

REAL ESTATE: Custom built, one owner 3/5 bedroom brick ranch home w/attached 2 car garage containing 1,724 sq. ft of living space on the main level & approx. 1,724 sq. ft. in finished basement. Main level has two front foyers; kitchen w/elec. range & wall oven, built-in desk & booth; dining room w/glass door to patio; family room w/brick fireplace w/woodstove insert & glass door to patio; living room w/bow window & French doors; 3 bedrooms, 2 full baths & 1 half bath. Basement has a laundry w/laundry sink; half bath; kitchen w/serving window; rec room w/4 closets; 2 bedrooms; & workshop w/tool bench; & outside exit. Property details: central vacuum, replacement windows; numerous ceiling fans; lots of closets; attic crawl space; electric heat w/central air, public water and sewer; 8'x30' covered rear patio w/skylights & ceiling fans; 10'x16' shed w/porch & electric; completely fenced back yard; professional landscaping w/mature shade trees; & paved driveway.

NOTE: Beautiful custom built, one owner brick home, meticulously maintained, backed by woods, quiet neighborhood, conveniently located to Reading, Lancaster, and Turnpike & within 2 miles of downtown Ephrata!

OPEN HOUSE: Saturday, January 27, February 3 & 10 (1-3 pm.) or anytime by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: David & Esther Erb

SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

Merle Eberly - Brian Oberholtzer
John Stauffer Jr. - C Ivan Stoltzfus CAI
Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS



Lot Size/Acres: **.35 Acre**
 School District: **Ephrata Area**
 Township: **Ephrata Boro**
 County: **Lancaster**
 Taxes: **\$4,129**
 Zoning: **RLD**
 Type: **Ranch**

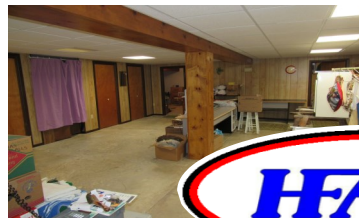
Construction: **Brick**
 Roof: **Shingle**
 Square Feet: **1,724**
 Age, Condition: **1970, Very Good**
 Flooring: **Tile, Carpet, Vinyl**
 Bedrooms: **3/5**
 Baths: **2 Full, 2 Half**

Laundry: **Yes, Lower level**
 Attic: **Crawl Space**
 Basement: **Yes w/O/E**
 Fireplace: **Yes**
 Heating: **Electric**
 Cooling: **Central A/C & Ceiling Fans**
 Appliances: **Elec. Range & Wall Oven**

Deck/Porch: **Covered Rear Patio**
 Garage: **2 Car w/Elec. Openers**
 Outbuildings: **Shed w/electric**
 Water: **Public**
 Sewer: **Public**

Room Sizes

Kitchen: **11 x 16** Dining Rm: **11 x 12** Family Rm: **14 x 20** Living Rm: **13 x 18** Main Foyer: **6 x 14** Bedrm: **11 x 13** Bedrm: **10 x 13** Bedrm: **9 x 12**
 Basement: Laundry: **8 x 13** Kitchen: **12 x 13** Rec Room: **23 x 26** Bedrm: **11 x 13** Bedrm: **11 x 12** Workshop: **11 x 12**



Information deemed correct but not guaranteed.

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