

PUBLIC AUCTION

EPHRATA TWP 3 BEDROOM HOME

Tuesday, November 12, 2024 • 5pm

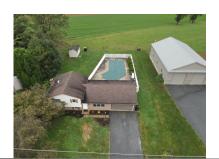
284 S. MARKET ST. **EPHRATA, PA 17522**

his well-located 3-bedroom home, nestled in a country setting, offers convenient access to Route 272 and 322. The main floor of the home features a living room and eat-in kitchen with granite countertops with the second floor hosting a full bathroom and three bedrooms. The lower level boasts a carpeted family room with a fireplace and storage, a full bathroom with laundry, an additional room with a coal stove that has the potential to become a fourth bedroom. Outside, you will find a fenced in inground pool with a new pool liner and cover (2024), an outdoor shed, and all new landscaping (2024). Additional amenities include an attached garage, a concrete patio, and most of the home has been recently painted. This is a great family home in Lancaster County!



Open Houses: Sat. Nov. 2,10am-12pm & Mon. Nov. 4, 5pm-6:30pm Or Call For An Appointment







FEATURES







LEAD AUCTIONEER: John M. Hess

Auction for: Dan & Kelli Smith Attorney: Anthony Schimaneck



contact@hessauctiongroup.com

717-664-5238 or 877-599-8894

www.hessauctiongroup.com

Type: Bi-Level

Construction: Frame
Exterior: Metal Siding
Roof: Composition Shingle

Garage: Attached

Square Footage: 1,052 sq. ft

Lot Size: 0.38 acres Year Built: 1979 Heating/Cooling: Electric Baseboard Heat/ Central Air

Water/Sewer: Well Water/Septic Sewage Zoning: Residential - Medium Density

Taxes: \$3,494

School District: Ephrata Area SD

Township: Ephrata Twp

Main Floor

Kitchen/Dining, 19'7 x 11'3, hardwood, granite countertops, sliding door to patio, garage access

Living Room, 17'3 x 11'8, carpet, closest

Upper Floor

Bedroom, 13'4 x 11'3, carpet, closet, ceiling fan, entrance to hall bath Bedroom, 8'4 x 9'8, carpet, closet
Bedroom, 10'8 x 9'9, carpet, closet
Full Bathroom, 4'3 x 11'3, tile, closet, double vanity, tub/shower

Lower Level

Family Room, 18'3 x 11'5, carpet, closet, wood burning corner fireplace

Office/Potential 4th Bedroom, 13'5 x 11', carpet, wood or coal burning stove w/ brick surround, built in desk, wood paneling Laundry/Full Bathroom, 7'7 x 6'7, vinyl, shower stall

Exterior

Inground Pool, new Lazy L Liner and new Loop Lock pool cover in 2024

New Landscaping completed 2024 Farmland views

*All Measurements Approximate



For information about financing call 717-664-5238

Real Estate Terms & Conditions: 10% down day of sale. Balance due at settlement on or before 45 days. Announcements made on day of sale take precedence over advertised information.

LENDERS

Chris Karshin Fulton Bank 717-682-0693 CKarshin@fultonmortgag ecompany.com Dwight Rohrer Bank of Bird-In-Hand 717-572-1492 drohrer@bihbank.com Megan Livengood Bank of Bird-In-Hand 717-929-2208 mlivengood@bihbank.com Marvin Charles Farm Credit 717-368-7387 mcharles@horizonfc.com Dale Hershey Univest 717-519-7077 hersheyd@univest.net Jason R. Landis First Citizens Community Bank 717-575-7435 jrlandis@myfccb.com Josh Housekeeper Ephrata National Bank 717-738-5473 agdept@epnb.com