

## EPHRATA TWP 3 BEDROOM HOME

Tuesday, November 12, 2024 • 5pm

284 S. MARKET ST.  
EPHRATA, PA 17522

**T**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 ground 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

 **IN GROUND POOL**


 **FIREPLACE**

 **OUTDOOR SHED**

Auction for: Dan & Kelli Smith  
Attorney: Anthony Schimaneck

LEAD AUCTIONEER: John M. Hess



 717-664-5238 or 877-599-8894

 [www.hessauctiongroup.com](http://www.hessauctiongroup.com)

 [contact@hessauctiongroup.com](mailto:contact@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, closet

### 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 fire-place  
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@fultonmortgagecompany.com

**Dwight Rohrer**  
Bank of Bird-In-Hand  
717-572-1492  
drohrer@bihbank.com

**Megan Livengood**  
Bank of Bird-In-Hand  
717-929-2208  
mliven-good@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  
jrandis@myfccb.com

**Josh Housekeeper**  
Ephrata National Bank  
717-738-5473  
agdept@epnb.com

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