

“Horst Auctioneers”

PUBLIC SALE

RESIDENTIAL REAL ESTATE

CLAY TOWNSHIP

TUESDAY, NOVEMBER 21, 2023 AT 4:00 P.M.

Located at 425 Countryside Drive, (Ephrata 17522), Clay Township, Lancaster Co., PA
(Directions: Rt. 322/W. Main Street, Turn North onto Hackman Rd., Right onto Countryside Dr.)



BRICK & VINYL SIDED RANCH STYLE DWELLING
(Approx. 1,850 sq. ft. Living Space)

ROOM SIZES

Foyer: 7 ½ x 11 ¾	Living Room: 12 x 20	Dining Room: 11 ¾ x 12 ¼	Kitchen: 10 x 16
Family Room: 12 ½ x 16	Sun Room: 7 ¾ x 14 ¼	Bedroom: 12 x 15	Bedroom: 9 ½ x 12
Bedroom: 9 ½ x 9 ½		Laundry/Half Bathroom: 5 ¼ x 10	

The first floor contains a foyer (vinyl plank); living room (currently being used as a fourth bedroom, w/w carpet); dining room (vinyl plank); kitchen with custom raised panel cherry cabinets, electric stove, refrigerator, dishwasher and skylight (vinyl); family room with propane stove in nice brick hearth and backwall (w/w carpet); sun room with pine board ceiling and walls (brick); three bedrooms with closets (w/w carpet); master bathroom with walk-in shower and closets (vinyl); full bathroom (vinyl); laundry/half bathroom with auto washer & dryer (vinyl); several hall closets; small covered front porch and small formed concrete patio.

Full basement with concrete floor; oil fired hot water furnace (summer/winter hookup); 275 gallon oil tank; Carrier central AC system; 200 amp electric service with breakers; municipal water and sewer; water softener.

20 x 22 ATTACHED TWO CAR GARAGE (with additional 35 sq. ft. & access to storage attic with built-in staircase)

12 x 18 FRAME STORAGE SHED

LOT SIZE – 90' x 140' (M/L)

EPHRATA AREA SCHOOL DISTRICT – \$5,045 TOTAL YEARLY R.E. TAXES

This circa 1985 custom built rancher offers a nice floor plan for one floor living along with a large unfinished basement, and an attached two car garage on a nice level lot in a fine residential development in Clay Township. Be sure to inspect this nice residential property being sold at Public Sale!

OPEN HOUSES – Sat., November 11 & 18 from 1 PM-3 PM or for inspection/information, call (717) 341-0799

*TERMS OF SALE - \$25,000 down payment on the day of sale; balance at settlement on or before 1/19/2024.

Purchaser pays both realty transfer taxes. Property sold as-is.

Morgan, Hallgren, Crosswell & Kane, Atty.