

# *“Horst Auctioneers”*

## **PUBLIC SALE RESIDENTIAL REAL ESTATE EPHRATA TOWNSHIP**

### **THURSDAY, JUNE 29, 2023 AT 6:00 P.M.**

Located at 117 Schoeneck Rd., (Ephrata 17522), Ephrata Township, Lancaster Co., PA  
(Directions: Rt. 272 North of Ephrata, Turn West onto Schoeneck Rd.)



**BRICK & VINYL SIDED SPLIT-LEVEL DWELLING**  
(Approx. 1,056 sq. ft. Living Space)

Living Room: 11 ½ x 16 ¼  
Bedroom: 11 ¼ x 13 ¼

#### **ROOM SIZES**

Kitchen: 9 ¾ x 11 ¼  
Bedroom: 9 ¾ x 11 ¼

Dining Area: 9 x 11 ¼  
Bedroom: 10 x 10

The main level contains a living room with closet (w/w carpet); kitchen with built-in raised panel cabinets, electric stove, refrigerator and dishwasher (vinyl); dining area with patio door (vinyl); 12 x 13 outdoor wood deck; outdoor wood handicap ramp and porch built over existing brick and concrete front porch. The upper level contains three bedrooms with closets (w/w carpet); master bathroom with shower stall (w/w carpet); full bathroom (vinyl). Full basement with concrete floor; electric heat pump with central A.C.; also electric baseboard heat; 200 amp electric service with Generac propane whole house generator backup system; electric water heater; water softener; well and pressure system; on-site septic system.

**22 x 24 TWO CAR GARAGE** (double overhead doors with auto openers, laundry hookup with auto washer, dryer and laundry tub)

**3 FRAME SHEDS** (10 x 16; 8 x 10; 5 x 7)

**LOT SIZE – 90' x 175' (M/L)**

**EPHRATA AREA SCHOOL DISTRICT – \$3,500 TOTAL YEARLY R.E. TAXES**

This circa 1980 compact split-level dwelling features three bedrooms, two full bathrooms, a full basement and a nice two car garage on a nice level lot in a convenient location just off Rt. 272. Be sure to inspect this affordable property being sold at Public Sale!

OPEN HOUSES – Saturdays, June 17 & 24 from 1 PM-3 PM or for inspection/information, call (717) 738-3080.

\*TERMS OF SALE - \$15,000 down payment on the day of sale; balance at settlement on or before 8/28/2023.

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

\*\*Financing or bridge loan available to qualified buyers. Call Douglas Nedimyer at ENB (717) 738-5495.

Pyfer, Reese, Straub, Gray & Farhart, Atty.

**HORST AUCTIONEERS**  
“VOICES OF EXPERIENCE”

T. Glenn · Timothy · Thomas · T. Brent · Matthew · Derek

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AU1767L

**Sale For:  
LINDA L. SNYDER**