

“Horst Auctioneers”

PUBLIC SALE RESIDENTIAL REAL ESTATE EPHRATA

THURSDAY, APRIL 10, 2025 AT 6:00 P.M.

Located at 1115 Martin Ave. (Ephrata 17522), Ephrata Twp., Lancaster Co., PA
(Directions: Rt. 322/W. Main Street Ephrata, Turn North onto N. Academy Dr., Left onto Martin Ave.)



VINYL SIDED 2 STORY COLONIAL DWELLING
(Approx. 2,264 sq. ft. Living Space)

ROOM SIZES

Living Room: 11 ¼ x 13 ½ Dining Room: 11 ¾ x 12 ¼ Kitchen: 9 ¾ x 13 ¼ Family Room: 15 ¼ x 23
Laundry: 5 x 9 Bedroom: 12 ¼ x 13 Bedroom: 10 ¼ x 13 ½ Bedroom: 11 x 13 ½
Bedroom: 12 ¼ x 13 Bonus Bedroom: 11 ¾ x 19 ½ Basement Rec Room: 13 ¼ x 15 ¼

The first floor contains an entry foyer with semi-open staircase and guest closet (hardwood); formal living room (hardwood); formal dining room with chair railing (hardwood); family room with propane fireplace and patio door (hardwood); kitchen with oak raised panel cabinets, side by side refrigerator, electric stove, spacesaver microwave, dishwasher and large pantry closet (hardwood); half bathroom (ceramic tile); laundry room with auto washer, dryer and laundry sink (vinyl); concrete patio and Trex wood deck.

The second floor contains a master bedroom suite with large walk-in closet (w/w carpet); master bathroom with shower stall (ceramic tile); four other bedrooms with closets (w/w carpet); full bathroom with linen closet (ceramic tile).

Full basement contains a finished rec room with several storage closets (w/w carpet); large workshop/utility room with outside Bilco door entrance; propane hot air furnace with central A.C.; gas water heater (will need to be replaced); 200 amp electric service; Vacuflo central vac system; municipal water and sewer.

20' x 24' ATTACHED 2 CAR GARAGE

LOT SIZE – 104' x 125' x 69' x 104' (M/L)

EPHRATA SCHOOL DISTRICT – APPROX. \$5,960 TOTAL YEARLY R.E. TAXES

This circa 1946 custom built colonial two-story dwelling features five bedrooms; two and a half bathrooms; first floor with all oak hardwood floors and a two car garage in a great location in Ephrata. Be sure to inspect this quality property being sold on an Estate Public Sale!

OPEN HOUSES – Saturdays, March 29 & April 5 from 1 PM-3 PM or for information/inspection call 717-669-1701

*TERMS OF SALE - \$25,000 down payment on the day of sale; balance at settlement on or before 6/9/2025.

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.

RKG Law, Lindsay Schoeneberger, Atty.



HORST
AUCTIONEERS

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Sale For:
NANCY A. PATTON ESTATE