

# *“Horst Auctioneers”*

## **PUBLIC SALE RESIDENTIAL REAL ESTATE AKRON**

### **THURSDAY, MAY 11, 2023 AT 6:00 P.M.**

Located at 12 Fairview Dr., Akron (17501), Lancaster Co., PA  
(Directions: Rt. 272 at Traffic Light in Akron, Turn East Onto Main St., Right Onto East End Ave.,  
Left Onto Fairview Dr.)



**ATGLEN STONE RANCH STYLE DWELLING**  
(Approx. 2,470 sq. ft. living space)

#### **ROOM SIZES**

Living Room: 13 x 18 ¼  
Bedroom: 13 x 17

Dining Room: 12 x 14 ¼  
Bedroom: 13 x 17

Kitchen: 12 ½ x 16  
Laundry Room: 9 x 12 ¼

Office: 9 x 24

Family Room: 17 x 27 ¾

The first floor contains a living room with picture window and guest closet (w/w over hardwood); dining room with picture window (hardwood); kitchen with custom made oak cabinets, S.S. refrigerator, electric stove, microwave, dishwasher and large pantry closets (vinyl); two bedrooms with closets (hardwood); master bathroom with shower stall, half tile walls and linen closet (vinyl); full bathroom with half tile walls and linen closet (vinyl); laundry room with auto washer and dryer, sink, built-in cabinets and closet (linoleum); large office with outside entrance door (vinyl); large family room with cathedral ceiling, skylights, atglen stone fireplace; hot tub and patio door (w/w carpet and ceramic tile); 14 x 30 outdoor wood deck; covered front porch. Storage attic with built-in staircase from laundry room. Full basement with outside Bilco entrance door; stone fireplace; oil fired hot water furnace (cast iron baseboard); 1,000 gallon buried oil tank; central AC system; electric service with breakers; security system.

**ATTACHED 18 x 26 OVERSIZED ONE CAR GARAGE**

**LOT SIZE – 100' x 115' (M/L)**

**EPHRATA AREA SCHOOL DISTRICT – \$5,950 TOTAL YEARLY R.E. TAXES**

This circa 1957 Horst built custom stone rancher offers a nice floor plan for one floor living with large rooms and plenty of closet space. The circa 1985 family room addition with cathedral ceiling, stone fireplace and large wood deck certainly add extra living space and value to this well-built dwelling. The dwelling is currently in need of some updating and cosmetic work, but is in overall good condition and is situated on a well landscaped lot in a nice residential development on the east side of Akron. Be sure to inspect this nice property being sold on Estate Public Sale!

OPEN HOUSES – Saturdays, April 29 & May 6 from 1 PM-3 PM or for inspection/information, call (717) 738-3080.

\*TERMS OF SALE - \$20,000 down payment on the day of sale; balance at settlement on or before 7/10/2023.

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

E. Richard Young, Atty.

***Horst Auctioneers***  
“VOICES OF EXPERIENCE”  
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AU1767L

**Sale For:  
T. GLENN HORST ESTATE**