

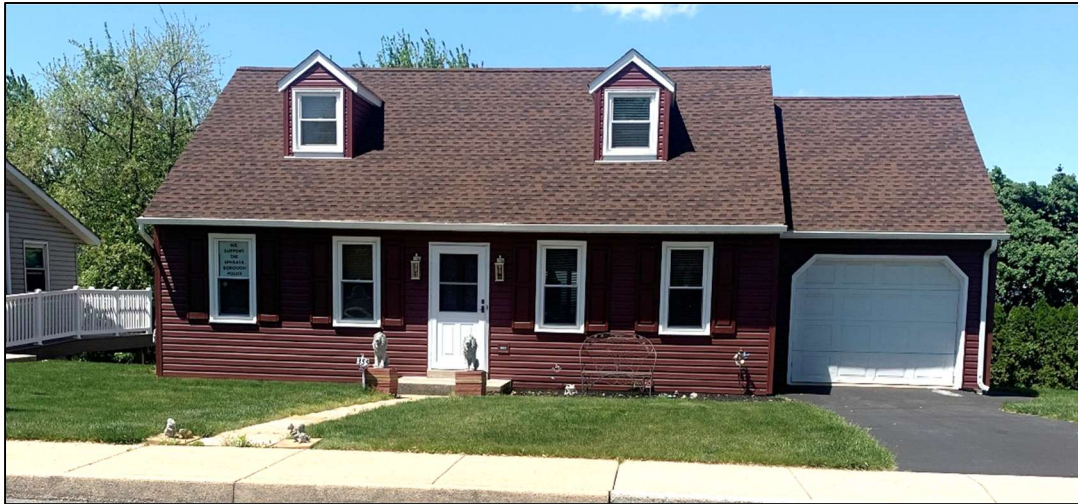
# *“Horst Auctioneers”*

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

### **THURSDAY, JULY 23, 2026 AT 6:00 P.M.**

Located at 355 Vista Drive, (Ephrata 17522), Lancaster Co., PA

(Directions: Main Street Ephrata, Turn South onto Lake Street, Left onto Boomerang Drive, Right onto Vista Drive)



#### **VINYL SIDED 1 ½ STORY CAPE COD DWELLING**

(Approx. 1,326 sq. ft. Living Space)

#### **ROOM SIZES**

Living Room: 13 ¼ X 18 ¼

Kitchen: 11 ½ x 16

First Floor Bedroom: 13 ½ x 14 ¾

First Floor Bedroom/Den: 9 x 11 ½

Second Floor Bedroom: 12 x 14 ½

Second Floor Bedroom: 10 ¾ x 12

The first floor contains a living room with semi-open staircase (w/w carpet); eat-in kitchen with raised panel cabinets, electric stove, refrigerator, dishwasher and patio door (vinyl); full bathroom with linen closet (vinyl); 16 x 16 stained outdoor wood deck.

The second floor contains two bedrooms with dormers and closets (w/w carpet); half bathroom (vinyl); attic storage area over garage.

Full basement with concrete floor and patio door; laundry hookup with auto washer and dryer; updated 200 amp electric service; electric baseboard heat; several window AC units; municipal water and sewer; new electric water heater; water softener. This property also features new vinyl siding; new asphalt shingle roof; replacement vinyl windows.

**12 x 22 ATTACHED ONE CAR GARAGE**

**LOT SIZE – 67.41' x 120' (8,089 sq. ft.)**

**EPHRATA AREA SCHOOL DISTRICT – APPROX. \$3,875 TOTAL YEARLY R.E. TAXES**

This circa 1976 custom built cape cod dwelling has recently been updated with new vinyl siding, a new roof, replacement windows and is in excellent move-in condition. The rear deck offers an outstanding view of Ephrata Borough and points west. Be sure to inspect this affordable single residential property being sold at Public Sale!

OPEN HOUSES – Saturdays, July 11 & 18 from 1-3 PM or for information/inspection call 223-307-1969.

\*TERMS OF SALE - \$25,000 down payment on the day of sale; balance at settlement on or before 9/17/2026.

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

E. Richard Young, Atty.



# **HORST**

## **AUCTIONEERS**

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AU1767L

**Sale For:  
WALTER A. SWISHER**