

# PUBLIC AUCTION

## RANCH HOME W/2 CAR GARAGE ON COUNTRY LOT

SCHOENECK AREA

THURSDAY, DECEMBER 10, 2020 AT 4 PM



**LOCATION:** 830 Mount Airy Rd., Stevens, PA 17578. From Rts. 272 & 322 in Ephrata, take Rt. 272 N for approx. 1.0 mi., left on Schoeneck Rd. (becomes S. King St.) for 3.4 mi., left on W. Queen St. (becomes Mt. Airy Rd.) for 1.4 mi. to property on right.

**REAL ESTATE:** 2-3 (possible 4th) BR , 1 (possible 2nd) bath vinyl, brick & stone Ranch House w/basement & attached 2 car garage & studio on a .51 acre country lot. The home contains approx. 1,300 sq. ft. entering to an enclosed breezeway/foyer w/cathedral ceiling & large closet; going left to an open spacious eat-in kitchen w/glass top elec. range, refrigerator & pantry; living room w/double arched opening to kitchen; 2 bedrooms (one w/hardwood floor); and a full bath w/linen closet. Going right from the breezeway is a 2 car garage w/electric openers & a 2 room studio with private entrance which could be used for multiple purposes from additional bedrooms or private office to a showroom. The home has an attic, framed for future 14 x 22 bedroom & additional bathroom; basement w/washer & dryer hook-up, coal stove & outside exit; electric baseboard & coal stove heat, ceiling fans, on site well & septic and a large rear 15 x 19 deck. The property also contains a 12 x 24 storage shed and a large open backyard.

**NOTE:** This home has a country setting, paved driveway, level front & rear yards, maintenance free exterior and is central to Ephrata, Brickerville, Denver & Blainsport/ Kleinfeltersville.

**OPEN HOUSE:** Saturday, November 14, 21 & 28 (1-3 pm.) or by apt. call 610-286-5183.

**TERMS:** 10% down day of sale; settlement within 45 days of sale; Terms by: Michael Eberly (717) 799-6198. Kling and Deibler attorneys.

Merle Eberly,  
Alvin Horning, C Ivan Stoltzfus CAI  
Horning Farm Agency, Inc. AY002091



[HorningFarmAgency.com](http://HorningFarmAgency.com)

610-286-5183

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Lot Size/Acres: <b>.51 Acres</b>	Construction: <b>Frame</b>	Baths: <b>1 Full (possible 2nd)</b>	Appliances: <b>Electric Range, Refrigerator</b>
School District: <b>Schoeneck Area</b>	Roof: <b>Shingle</b>	Laundry: <b>Washer &amp; Dryer Hook Up</b>	Deck/Porch: <b>Rear 15 x 19 Deck</b>
Township: <b>West Cocalico</b>	Square Feet: <b>Approx. 1,300</b>	Basement: <b>Yes</b>	Garage: <b>2 Car Attached</b>
County: <b>Lancaster</b>	Age, Condition: <b>Good</b>	Fireplace: <b>No</b>	Outbuildings: <b>12 x 24 Storage Shed</b>
Taxes: <b>\$3,015</b>	Flooring: <b>Vinyl, Carpet &amp; Hardwood</b>	Heating: <b>Electric baseboard</b>	Water: <b>On Site</b>
Type: <b>Ranch</b>	Bedrooms: <b>2-3 or 4</b>	Cooling: <b>Ceiling Fans</b>	Sewer: <b>On Site</b>

**Room Sizes**

Living Room: **13 x 18**    Kitchen: **13 x 17**    Breezeway: **10 x 14**    Bedroom: **10 x 11**    Bedroom: **13 x 13**  
 Studio Front Room: **14 x 15**    Studio Back Room: **10 x 14**    Framed 2nd Floor Bedroom: **14 x 22**



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