



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

CONESTOGA VALLEY 3 BEDROOM RANCH HOME



Mon. August 2, 2021 • 6PM

**40 SCHOOL LN. AVE.
EPHRATA, PA 17522**

This 3-bedroom Conestoga Valley home is nestled on a well-maintained property, across from the Brownstown Elementary School, with easy access to Rt. 772 and 222. **The main floor** of the home features a living room with brick, propane fireplace, cherry eat-in kitchen with laundry, dining room, full bath and 3 bedrooms, one with a half bath. **The lower level** is partially finished with a kitchenette, shower, and lots of storage. **Additional amenities** include an attached, 2-car garage, storage shed, and newer roof (2016).

AUCTIONEER'S NOTE: MRS. MICHAEL IS MOVING TO A RETIREMENT HOME & PLANS TO SELL

Auction for: Evelyn Michael
Attorney: Young & Young

**Open Houses: Sat. July 17, 10am – 12pm
& Mon. July 19, 5pm – 6:30pm
Or Call For An Appointment**

For information about financing call 717-664-5238

Real Estate Terms & Conditions: 10% down day of sale. Balance due at settlement on or before 45 days.
Announcements made on day of sale take precedence over advertised information.

JOHN M. HESS AUCTION SERVICE 717-664-5238 or 877-599-8894 HESSAUCTIONGROUP.COM
AY000253L



Type: 1-Story Ranch
Construction: Frame
Exterior: Brick, Wood, Aluminum
Roof: Asphalt
Garage: Attached 2-Car Garage w/ Door Openers
Square Footage: 1,811sq. ft.
Lot Size: 0.49 acres
Year Built: 1968

Heating/Cooling: Electric Heat Pump, Central Air
Water/Sewer: Public, Electric Water Heater
Flooring: Carpet, Vinyl
Zoning: Residential
Taxes: \$3,632
School District: Conestoga Valley SD
Township: West Earl Township

First Level

Dining Room: 12'5" x 12'5", Corner Cabinets, Chair Rail, Closet, Carpet
Kitchen/Eat-in Area: 11'7" x 16'8", Peninsula, Pantry, Laundry Closet, Patio Door, Vinyl
Family Room: 24'1" x 14', Vaulted Ceiling with Wood Accent Beams, Ceiling Fan, Propane Gas Insert with Brick Surround, Carpet
Bedroom 1: 11'8" x 9'11", Closet, Carpet
Ensuite Half Bath: 3'4" x 5'3", Vinyl
Bedroom 2: 13'4" x 9'1", Built-ins, Walk-in Closet, Chair Rail, Carpet
Bedroom 3: 13'4" x 12'11", Closet, Carpet
Bath: 7'10" x 8'1", Tub/Shower Combination, Tile Surround, Linen, Vinyl

Lower Level:

Finished Area: 25'9" x 25', Kitchenette with Dishwasher, Chair Rail, Carpet
Shower Room: 9'3" x 5'4"
Unfinished Storage Area

All Measurements are Approximate



LENDERS

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