



HESS
AUCTION GROUP

Public Auction

REAL ESTATE

WELL-MAINTAINED BRICK RANCH HOME ON 1.5 ACRES W/ GORGEOUS FARMLAND VIEWS



Thurs. June 29, 2023 • 6PM

**151 FAIRMOUNT RD.
EPHRATA, PA 17522**

This very well-maintained brick ranch home sits on a nice 1.5 acre lot and is surrounded by gorgeous farmland views. The main floor of the home boasts a formal living room with French doors, eat-in kitchen, family room with electric fireplace, 2 bedrooms, office/possible third bedroom, 2 full bathrooms, and laundry room with access to the garage and deck. The basement hosts a finished rec room, mechanical room, storage room and cold storage. Additional amenities include attached two-car garage, rear deck, detached storage shed, and easy access to Route 322 and 222.

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

Auction for: Irene Martin Est.
Attorney: Young & Young

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
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Type: Ranch
Construction: Masonry
Exterior: Brick, Vinyl
Roof: Composition Shingle
Garage: Attached 2-Car
Square Footage: 1,992sq. ft.
Lot Size: 1.5 acres
Year Built: 1997

Heating/Cooling: Fuel Oil Forced Air / Central Air
Water/Sewer: On-Site
Zoning: Agricultural
Taxes: \$5,674
School District: Eastern Lancaster County SD
Township: Earl Township

Main Floor

Eat in Kitchen/Entry Way, 20'4x14'1, ceiling fan, kitchen - vinyl, entry - carpet
Full Bathroom, 10'x8'5, shower/tub combo, grab bars, vinyl
Laundry Room, 11'2x10'6, closet, outside entrance to garage and deck, vinyl
Formal Living Room, 13'8x14'9, double french door, carpet
Family Room, 17'8x14'2, ceiling fan, electric fireplace, carpet
Bedroom, 14'5x15'1, closet, carpet
Bedroom, 10'6x15'1, closet, carpet
Bedroom/Office, 9'4x11'2, closet, carpet

Basement

Partially finished Rec Room/Playroom, carpet and concrete
Storage/Mechanical Room, 9'3x20', concrete floors, no drywall
Cold Storage, stone floor
Storage Room w/ tank, 13'6x15'8, concrete floors, no drywall, access to Bilco doors

Amenities

Central Vacuum, Water Softener, UV Light and RO System (Reverse Osmosis)

Exterior

Brick and vinyl, storage shed, side load garage, deck, surrounded by gorgeous farmland views

All measurements are approximate



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