

AFFORDABLE 3 BEDROOM EPHRATA DUPLEX

Tues. Sept. 19, 2023 • 6pm

246 Riverview Dr.
Ephrata, PA 17522

This affordable 3-bedroom duplex is nestled in a nice neighborhood with easy access to Route 272. **The main floor of the home** features a living room, eat-in kitchen with sliding door to the rear deck, and half bathroom. **The second floor** hosts 3 bedrooms and a full bathroom. **The basement** offers a finished area, used as a family room, laundry and mechanicals. **Additional amenities** include a fenced backyard, two off-street parking spaces, and garden shed.



Open Houses: Sat. Sept. 9, 10am-12pm
& Mon. Sept. 11, 5-6:30pm
Or Call For An Appointment



FEATURES



FENCED BACKYARD



CONVENIENT LOCATION



FINISHED BASEMENT



Auction for: Diana L. Grabel Est
Attorney: Justin Bollinger



717-664-5238 or 877-599-8894



www.hessauctiongroup.com



contact@hessauctiongroup.com

Type: Duplex
Construction: Frame
Exterior: Vinyl Siding
Roof: Composition Shingle
Square Footage: 1,172
Lot Size: 0.12 acres
Year Built: 1987
Heating/Cooling: Electric Heat/Central Air

Water/Sewer: Public
Zoning: Residential—Medium Density
Taxes: \$2,698
School District: Ephrata Area SD
Township: Ephrata Twp

First Floor

Living Room, 12'11 x 15'10, carpet
Kitchen/Dining, 15'8 x 13'4, vinyl, sliding door to deck
Half Bathroom, sink & toilet

Second Floor

Bedroom 1, 9' x 13', carpet, closet
Bedroom 2/Office, 10' x 9', carpet, closet
Bedroom 3, 11' x 10, carpet, closet
Full Bathroom, 8' x 5', vinyl, closet, tub/shower combo

Finished Basement

Family Room, 22' x 18, carpet, chair rail, paneling, Bilco doors to outside
Washer and Dryer located in closet
Storage closet and walk in closet w/ mechanicals

Exterior

Completely fenced in rear yard
2 Off street parking spaces



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.

LENDERS

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