

## WELL LOCATED EPHRATA HOME

Wednesday, October 1, 2025 • 6pm

205 FORGET ME NOT DR.  
EPHRATA, PA 17522

**N**estled on a corner lot in a quiet neighborhood, this well-maintained ranch home is move-in ready and sits adjacent to 418 Flexen Ln. The main floor offers a cozy living room, an eat-in kitchen with dining area, a bright sunroom, two bedrooms, and two full bathrooms—perfect for comfortable first-floor living. The basement provides extra space with the potential to be finished, while outside you'll enjoy an attached 2-car garage, a small garden shed, and a low-maintenance yard. With quick access to Routes 322 and 272, plus nearby restaurants and shopping, this home is an ideal fit for those looking to downsize without compromising convenience or comfort.



Open Houses: Sat. Sept. 20, 1pm-3pm  
& Mon. Sept. 22, 5pm-6:30pm  
Or Call For An Appointment



### FEATURES



ATTACHED 2-CAR GARAGE



MOVE IN READY



SUNROOM

Auction for: Gloria Aseli  
Attorney: Good & Harris

LEAD AUCTIONEER: John M. Hess



717-664-5238 or 877-599-8894

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[contact@hessauctiongroup.com](mailto:contact@hessauctiongroup.com)

**Type:** One Story  
**Construction:** Frame  
**Exterior:** Vinyl Siding  
**Roof:** Composition Shingle  
**Garage:** Attached 2-Car  
**Square Footage:** 1,416 sq. ft.  
**Lot Size:** 0.13 acres  
**Year Built:** 2005

**Heating/Cooling:** Electric Heat/Central AC  
**Water/Sewer:** Public  
**Zoning:** Residential 2  
**Taxes:** \$4,228  
**School District:** Ephrata Area SD  
**Township:** Clay Twp.

## Main Floor

Living Room, 18'3 x 23'5, carpet  
Eat in Kitchen, 13' x 14'6, vinyl, pantry closet  
Full Bathroom, 9'5 x 5'7, vinyl, tub/shower  
Sun Porch, 9'6 x 11'8, carpet, outside entrance  
Master Bedroom, 13'3 x 14'8, carpet, walk in closet, ceiling fan  
Master Bathroom, 5'9 x 8'7, shower  
Bedroom/Office, 14'5 x 10', carpet, closet  
Laundry hook up in Garage

## Basement

Unfinished, concrete floor

## Exterior

Fenced in yard  
Shed

*\*All Measurements Approximate*



**\*For information regarding our recommended financial lenders 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.

This fact sheet is provided as a courtesy. Information included is believed to be accurate & has been provided to us by the consignor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed materials. The purchaser is responsible to research and verify any and all information regarding this property.