

Akron/Ephrata area

WOW!

REAL ESTATE & PERSONAL PROPERTY AUCTION

Date: Saturday, October 28, at 9:00am
Sale Location: 45 Park St | Akron, PA 17501



REAL ESTATE: Charming Bi-Level Home in Akron: Experience the perfect blend of modern comfort and scenic tranquility in this 1,840 sq. ft. home built in 1975. It boasts three bedrooms, two full baths on the main floor, and a beautifully remodeled walkout basement with a cozy propane fireplace and direct access to a covered sunroom. Additional convenience is offered with an attached basement garage. Nestled on a spacious .36 acre lot with serene farmland views, this residence is a gem with its prime location: walking distance from the 70-acre Lloyd H Roland Memorial Park and easy access to major highways such as rt 222, 322, & 30.

Seller is offering brokers participation. Contact auctioneer for details.

Terms: \$25,000 down day of sale Settlement within 60 days

Open House Dates: Tuesday, October 10th, 5-7PM & Saturday, October 21st, 1-3PM or call for an appointment.

Personal Property: 1992 Chevrolet 1500, Simplicity Lawn Mower, Hand Tools, Dining Table Set, Sofas, Recliners, Bedroom Sets, Glassware, Household Goods, Patio Set & more.



AUCTION CENTER

717-687-7018 Lic AY002284



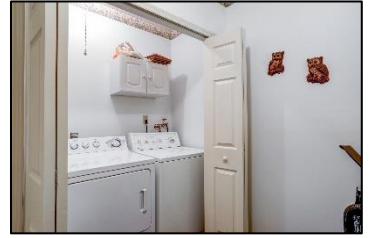
Sellers:
Charles Esterbrook
Attorneys:
Dave Merskey

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Auctioneers
- Christian Stoltzfus -
- Levi Fisher - Leon Stoltzfus -

Check our website www.paauctioncenter.com to get more information about the advertised sale & other upcoming auctions or to bid online!



Room Sizes

- Kitchen: 11'x11'
- Dining Room: 10'x12'
- Living room: 15'x13'
- Family Room/Basement 14'x23'
- Laundry 4'x8' Bedroom (Master) 15'x11'w/ Full Bath 7'x4'
- Bedroom 11'x11'
- Bedroom 10'x10'
- Bathroom (Full) 7'x8'
- Back Patio 10'x17' Enclosed with Windows

Property Info

- Type: Bi Level
- Construction: Brick & Aluminum Siding
- Roof: Charcoal Shingles: 5 years old
- Square Feet: Approx 1,840
- Age/Condition: 48/Very Good
- Flooring: Carpet, Linoleum, & Vinyl Planking
- Bedroom: 3 Baths: 2 1/2
- Laundry: Washer & Dryer Downstairs
- Living Room: Yes
- Fireplace: Yes, Propane in Basement
- Heating: Electric
- Cooling: Central AC
- Range: Yes, Electric
- Refrigerator: Yes
- Dishwasher: Yes
- Porch: No
- Patio: Yes, Enclosed w/ windows
- Garage: 23'x23'
- Shop: No
- Barn: No
- Shed: No
- Gazebo: No
- Utility Building: No
- Basement: Yes w/ Propane Fireplace
- Attic: Yes, half attic
- Lot Size: .36 Acres
- Water/Sewer: Public
- Zoning: Residential
- School District: Ephrata Area
- Taxes: Approx. \$4,000

