

Public Auction

Hopeland - Clay - Schoeneck

2 +/- Acres • Stunning Views
4 BR Ranch Home W/ Daylight Basement
2-Car Attached Garage & 30' x 32' 2-Story Garage
Tuesday, October 24 @ 5:00 PM

175 Durlach Hill Rd., Stevens, PA 17578 - Lancaster Co.



Directions: From Route 322 in Clay take Clearview Road north (becomes Durlach Hill Rd) to property on left.

Property Description: 1.96 +/- acre Lancaster Co. property with 4 bedroom 2 1/2 bath brick ranch style home. House has new kitchen, dining room and spacious living room with large bay window and brick fireplace. Master bedroom & bath and 3 additional bedrooms and second full bath. Main floor also with foyer, laundry & 1/2 bath. Daylight basement with large family complete with fireplace and bay window. Also 4th bedroom, 1/2 bath and utility/storage room. House has hardwood floors, recessed lights, oil hot water heat, central air and attached 2 car garage. Property has 30' x 32' brick 2-story insulated & heated garage with 12' ceilings built new in 2021. Second floor access with overhead door. Property has well and onsite septic. All information is deemed to be accurate, but not guaranteed.

Open House Dates: Saturdays Sept. 30th & Oct 7th from 1-3 PM and Thur. Oct 5th from 5-7 PM

Terms: Down payment of \$ 40,000.00 required day of auction. Settlement on or before December 12, 2023, Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 7878.00

Attention Realtors: 1% broker participation offered to Realtors with pre-registered buyer. See website for details.

Auctioneers Notes: A beautiful Clay Twp. Ephrata School District setting with a brick ranch style home updated with new kitchen and windows in 2019. Also 2-Story garage new in 2021 with 2nd floor storage. Be sure to check out this property with paved driveway, stone retaining walls, stamp Crete walks, concrete patio, and very impressive view.

For more pictures go to: www.beiler-campbellauctions.com • www.auctionzip.com • www.GoToAuction.com

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