

\$509,990 - 104 Merchant Ave #arundel, MOUNT JOY

MLS® #PALA2062356

\$509,990

4 Bedroom, 2.50 Bathroom, 2,634 sqft

Residential on 0.15 Acres

FLORIN HILL, MOUNT JOY, PA

Be among the first to discover the newly inspired designs and take advantage of the best pricing on a brand new single family floorplan in the final phase of Florin Hill. The Arundel offers 2,634 - 4,082 sq ft of living space with 4-8 bedrooms, 2.5-5 bathrooms offering one of the most versatile and flexible single family floorplans. Make your home uniquely yours by adding extra square footage, adjusting bathroom layouts, and choosing finishes that perfectly suit your style. Timeless architectural details and quaint curb appeal invite you in this home. Inside, enjoy a spacious and open feel with 9' ceilings and 8' doors on the main floor including Lux Vinyl Plank flooring. Step through the front door and take in the views that extend all the way to the private backyard. An optional wall of windows enhances the natural light flowing into the open-concept great room and kitchen. A spacious living room near the entry can be modified to include one of several possible bedroom options. Or expand the dining room and kitchen area to craft your perfect gourmet kitchen and gathering space. Upstairs, you'll find three bedrooms a generous full bathroom, plus a tranquil primary suite with a spacious walk-in closet and a luxurious bath with a tiled shower. The versatile lower level offers endless possibilities to add a game room, bedroom and a bathroom. Located on a picturesque hillside in historic Mount Joy Borough, Florin Hill offers green spaces, a neighborhood pool, playground, coffee shop,



salon, Pilates studio, walking trails and more
all within walking distance from your front door.

Built in 2025

Essential Information

MLS® #	PALA2062356
Price	\$509,990
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,634
Acres	0.15
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Contemporary
Status	Active

Community Information

Address	104 Merchant Ave #arundel
Area	Mt Joy Boro (10545)
Subdivision	FLORIN HILL
City	MOUNT JOY
County	LANCASTER-PA
State	PA
Municipality	MT JOY BORO
Zip Code	17552

Amenities

Amenities	Formal/Separate Dining Room, Carpet, Master Bath(s), Walk-in Closet(s), Built-Ins, Washer/Dryer Hookup
Utilities	Cable TV Available
Parking	Free
# of Garages	2
Garages	Built In, Garage - Front Entry, Garage Door Opener, Inside Access
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Microwave, Dishwasher, Disposal, Oven-Self Cleaning, Built-In Microwave
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Full
# of Stories	2
Stories	2 Story

Exterior

Exterior Features	Exterior Lighting, Sidewalks, Porch(es)
Lot Description	Cleared, Landscaping
Roof	Architectural Shingle
Foundation	Concrete Perimeter

School Information

District	DONEGAL
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Additional Information

Date Listed	December 27th, 2024
Days on Market	304
Zoning	RESIDENTIAL

Listing Details

Listing Office	Cygnnet Real Estate Inc.
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