

\$489,990 - 104 Merchant Ave #andover, MOUNT JOY

MLS® #PALA2068632

\$489,990

3 Bedroom, 2.50 Bathroom, 2,281 sqft

Residential on 0.15 Acres

FLORIN HILL, MOUNT JOY, PA

Explore the brand-new Andover floorplan in the newest phase of Florin Hill—a fresh take on single-family living with first-floor convenience and timeless charm. Starting at 2,281 sq ft and expandable to 3,267 sq ft, this thoughtfully designed home offers 3 to 6 bedrooms, 2.5 to 5 bathrooms, and a range of flexible spaces to fit your lifestyle. A beautifully landscaped entryway that sets the tone for the rest of the home. Inside, enjoy 9'™ ceilings and luxury vinyl plank flooring that enhance the open layout and natural light throughout. The heart of the home features a living room, spacious great room, a stylish dining area, and a chef-inspired kitchen with a large eat-in island, full-wall tile backsplash, and walk-in pantry. The main level also includes a private first-floor primary suite and a functional boot room—plus the option to add a second bedroom on the first floor for added flexibility. Upstairs, two more bedrooms, a full bath, and a game room provide plenty of space to spread out. Customize your Andover with expanded square footage, personalized finishes, and alternate bathroom layouts. The lower level offers even more potential—perfect for a home bar, additional living space, bedroom, full bath, or extra storage. 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® #	PALA2068632
Price	\$489,990
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,281
Acres	0.15
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Contemporary
Status	Active

Community Information

Address	104 Merchant Ave #andover
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	April 22nd, 2025
Days on Market	185
Zoning	RESIDENTIAL

Listing Details

Listing Office	Cygnnet Real Estate Inc.
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Listing information last updated on October 23rd, 2025 at 6:30am EDT