

\$440,990 - 104 Merchant Ave #marlow, MOUNT JOY

MLS® #PALA2069196

\$440,990

4 Bedroom, 2.50 Bathroom, 2,251 sqft

Residential on 0.15 Acres

FLORIN HILL, MOUNT JOY, PA

Step into the Marlow single-family home and discover 2,251 to 2,892 square feet of space ready to be customized with your personal touch. Now available to build in Florin Hill. Experience openness and comfort, featuring standard 9 ft ceilings, 8 ft doors, and a spacious kitchen island, complemented by a large dining area on the main floor. Make your selections and enjoy the feel of a luxury kitchen with granite countertops, tile backsplash and stainless-steel appliances. Memories are meant to be made in this expansive open layout great room with nearly 650 sq feet of room for an oversized Christmas tree and family game nights. Yet you will find peace and quiet in the unique and convenient work-from-home space on the main floor. Keep your front porch looking picture perfect and send the kids and pups out the back door. The back door boot room connects to your two-car attached garage, and a large coat closet to accommodate those boots and bags. Upstairs are four bedrooms, and two full bathrooms. The Owner's Suite with backyards views, along with a walk-in closet and en suite bathroom. An upper gallery and dedicated laundry area round out the upstairs. The unfinished basement offers bonus space for storage or to create extra living space. 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® #	PALA2069196
Price	\$440,990
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,251
Acres	0.15
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Contemporary
Status	Active

Community Information

Address	104 Merchant Ave #marlow
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	May 2nd, 2025
Days on Market	175
Zoning	RESIDENTIAL

Listing Details

Listing Office	Cygnnet Real Estate Inc.
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Listing information last updated on October 23rd, 2025 at 10:46am EDT