

EXCEPTIONAL MOUNT JOY 3 BEDROOM TOWNHOUSE

Monday, October 20, 2025 • 6pm

1317 CANTEBURY DR.
MOUNT JOY, PA 17552

This exceptional property served as the developer's model home and includes many additional features and amenities. **The welcoming formal entryway, complete** with a storage closet and convenient powder room, **opens into a stunning great room featuring** a vaulted tray ceiling, marble fireplace, and oak hardwood floors. **Beyond the great room lies a custom oak kitchen with** granite countertops, stainless steel appliances, and an eat-in area, **as well as a sunroom overlooking** the landscaped backyard with access to the private patio. **The first-floor master suite includes** a spacious walk-in closet, laundry area, and a full bathroom with a large, tiled shower & glass doors. **Up the open staircase, you'll find** a large loft with an expansive walk-in closet, two additional bedrooms, and a full bathroom. **Additional amenities include** an oversized, attached garage with air conditioning, a full unfinished basement with an egress window, and beautifully maintained landscaping surrounding the property.



Open Houses:
Sat. October 11, 10am-12pm
& Mon. October 13, 5pm-6:30pm
Or Call For An Appointment



FEATURES



STUNNING GREAT ROOM



CUSTOM OAK KITCHEN



MASTER SUITE



Auction for: Martha Garber
Attorney: JD Young

LEAD AUCTIONEER: John M. Hess

717-664-5238 or 877-599-8894

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Type: End Unit Townhouse
Construction: Frame
Exterior: Vinyl Siding
Roof: Composition Shingle
Garage: Oversized Attached
Square Footage: 2,264 sq. ft.
Lot Size: 0.17 acres
Year Built: 2008

Heating/Cooling:
Water/Sewer: Public
Zoning: Residential
Taxes: \$5,130
School District: Manheim Central SD
Township: Rapho Twp.

First Floor

Entryway, coat closet with door activated light,
access to garage

Half Bathroom, 5' x 4', tile

Living Room, 15'11 x 29'10, hardwood floors,
19 ft. tray ceiling, ceiling fan

Eat in Kitchen, 13'8 x 16'10, tile, granite countertops,
kitchen appliances being sold with real estate

Sun Room, 11'6 x 13', tile, vaulted ceiling, ceiling fan,
access to private patio

Master Bedroom, 13' x 13', carpet

Master Bathroom, tile, walk in shower, walk in closet with door
activated light, double vanity with granite, washer and
dryer in closet

Second Floor

Bedroom, 11'11 x 13'2, carpet, closet

Bedroom, 13'9 x 11', carpet, closet

Storage area, 7' x 20', carpet, shelving, vaulted ceiling

Loft, 15'4 x 11'3, carpet

Full Bathroom, 10'1 x 4'11, tile, tub/shower, linen closet

Basement

Unfinished 31' x 31', concrete floors, poured walls

Water Softener

Mechanicals

Window Treatments (including some wood blinds) will be sold
with the house.

**All Measurements Approximate*



For information regarding our recommended financial lenders call 717-664-5238

Real Estate Terms & Conditions: 10% down day of sale. Balance due at settlement on or before 60 days.
Announcements made on day of sale take precedence over advertised information.

This fact sheet is provided as a courtesy. Information included is believed to be accurate & has been provided to us by the consignor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed materials. The purchaser is responsible to research and verify any and all information regarding this property.