

## MOVE-IN READY 4 BEDROOM HOME

Thursday, July 9, 2026 • 6pm

404 Mentzer Avenue,  
New Holland, PA 17557

This well-maintained New Holland home, originally the model home for the subdivision, offers spacious living areas and thoughtful features throughout. The first floor includes a welcoming entryway, convenient half bathroom, bright living room, formal dining room, and an eat-in kitchen complete with a laundry closet and sliding doors leading to a relaxing screened porch. A cozy family room with garage access provides additional everyday living space.

The second-floor features four bedrooms in total, including a spacious primary suite with a private full bathroom, along with a separate full hall bathroom. The basement offers even more versatility with an additional family room and a large storage area with built-in shelving.

Additional highlights include one-owner pride of ownership and the added appeal of being the community's former model home with upgraded design and layout features throughout.



Open Houses: Sat. June 27, 10am-12pm  
& Mon. June 29, 5pm-6:30pm  
Or Call For An Appointment



SCREENED-IN PORCH



KITCHEN / FAMILY ROOM



BASEMENT

### FEATURES



TWO FAMILY ROOMS



FORMER MODEL HOME



SCREENED PORCH

Auction for: Phyllis Matlock

Attorney: Tom Gish

LEAD AUCTIONEER: JOHN M. HESS



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JOHN M. HESS AUCTION SERVICE, INC.

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**Type:** Single Family Dwelling  
**Construction:** Frame  
**Exterior:** Metal  
**Roof:** Composition Shingle  
**Garage:** Attached  
**Square Footage:** 2,272 Sq. Ft.  
**Lot Size:** 0.32 Acres  
**Year Built:** 1989

**Heating/Cooling:** Warmed & Cooled Air  
**Water/Sewer:** Public  
**Zoning:** Residential  
**Taxes:** \$4,547.88  
**School District:** Eastern Lancaster County SD  
**Township:** New Holland Boro

### First Floor

Entryway, 9' x 12', parquet wood, coat closet  
Half Bathroom, 3' x 6'3, vinyl  
Living Room, 13'1 x 14'5, carpet  
Dining Room, 11' x 13', carpet  
Eat in Kitchen, 16' x 13', vinyl, tile back splash, peninsula, recessed lights, laundry closet, sliding door to screened in porch  
Screened in Porch, 11'5 x 14'9, carpet, ceiling fan, electric, outside entrance  
Family Room, 20' x 13', carpet, fireplace, vaulted ceiling, skylights, garage access

### Second Floor

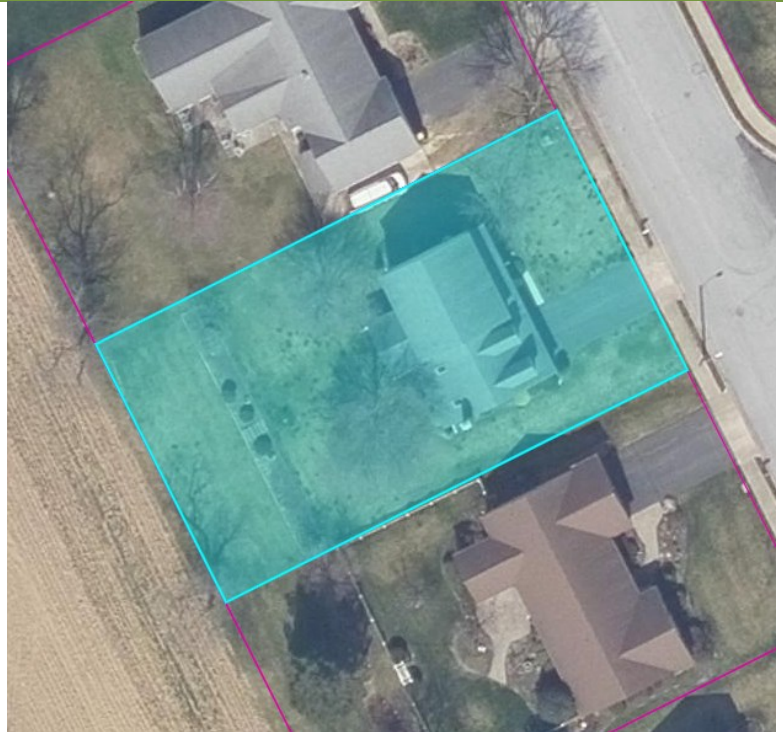
Bedroom, 9'7 x 12'3, carpet, closet  
Bedroom, 11'1 x 13'3, carpet, closet, pull down attic access in closet  
Bedroom, 21'2 x 10'9, carpet, closet, dormers  
Full bathroom, 4'8 x 8'3, vinyl, tub w/ shower  
Master Bedroom, 13'3 x 16', carpet, 2 closets  
Master Bathroom, 10' x 4'7, vinyl, walk in shower

### Basement

Family Room, 27'x 15'5, carpet, closet  
Storage Area with shelves, 23' x 9'7, concrete floor  
Sump Pump

One owner home, was former model home for subdivision

**\* 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 45 days. Announcements made on day of sale take precedence over advertised information.

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