
1712 EAST BOOT RD, WEST CHESTER, PA 19380
A Bentley Custom Design



BentleyHomes.com



1712 East Boot Rd, West Chester, PA 19380

Model: Atlee Custom
Square Footage: 4,346
Acreage: 2.0

SIGNATURE APPOINTMENTS

1712 East Boot Rd, West Chester, PA 19380

At Bentley, we create homes with trendsetting architecture, high end finishes and a comfortable, relaxed lifestyle. Your home is your sanctuary.

ARCHITECTURAL

- Private wooded two-acre homesite
- Near Applebrook Country Club
- Designs by nationally acclaimed architects
- Open, airy beautiful floor plan offering 4 bedrooms and 3.5 bathrooms
- Three car garage
- Gas fireplace in family room
- 6.5" wide-plank engineered wood flooring
- Classic 2-panel solid core interior doors
- Coffered ceiling in family room
- Main staircase with stained oak stair treads & handrails; painted newel posts, baluster & risers
- Oversized 7 ¼" baseboard trim
- Abundant closet space with melamine shelving
- Built-in cubbies in mudroom
- Large-brushed concrete patio

KITCHEN

- Professionally designed layout with 42" Century Carriage House soft close cabinets
- Granite or quartz countertops with 3"x 6" DalTile Rittenhouse Square staggered subway tile backsplash
- Stainless steel sink with single lever Kohler Simplice faucet in polished chrome with pullout spray
- Luxury appliances including:
 - stainless steel double wall oven
 - 36" Wolf 6-burner gas range top
 - stainless steel dishwasher
 - stainless steel microwave drawer
- Chimney style range hood
- Pantry storage and butler's pantry

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BATHS

- Formal powder room with Kohler Memoirs pedestal sink and 8" widespread faucet in polished chrome
- Spacious spa bath with large vanities, granite or quartz vanity tops
- Brantford faucets in polished chrome with 8" spread and separate commode
- Spa bathroom with 66" free-standing soaking tub and floor mount tub filler
- Spa bath - 12"x 12" floor tile, 10"x14" wall tile and mosaic tiled shower floor
- Century Carriage House vanity cabinets with soft close drawers in a variety of colors
- Frameless shower door in spa bathroom
- Secondary baths - 12"x12" floor tile, 10"x14" wall tile and granite or quartz vanity tops
- Kohler Highline toilets in all baths

UTILITIES / CONSTRUCTION

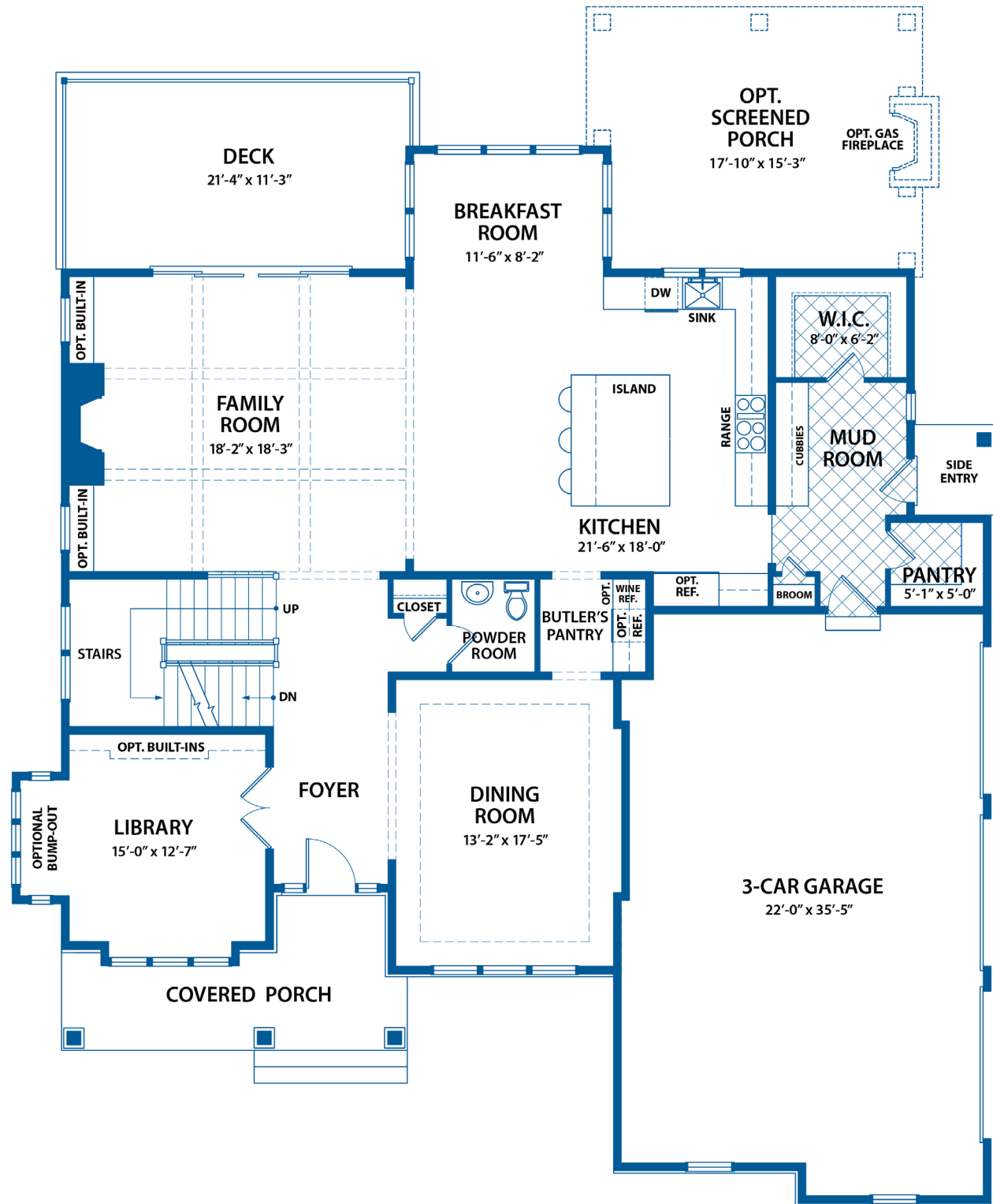
- 92% high efficiency gas heater
- 75-gallon gas hot water heater
- 13-SEER A/C
- 400 AMP service
- Public water & sewer
- Propane gas
- Energy efficient construction
 - Poured concrete foundation
 - Insulated garage doors
- Andersen Low E, low maintenance, tilt-in insulated windows for easy cleaning
- James Hardie cement board siding
- Underground electric, telephone and cable television

THE BENTLEY DIFFERENCE

For nearly a half-century, the Bentley name has been synonymous with design excellence and superior quality construction.

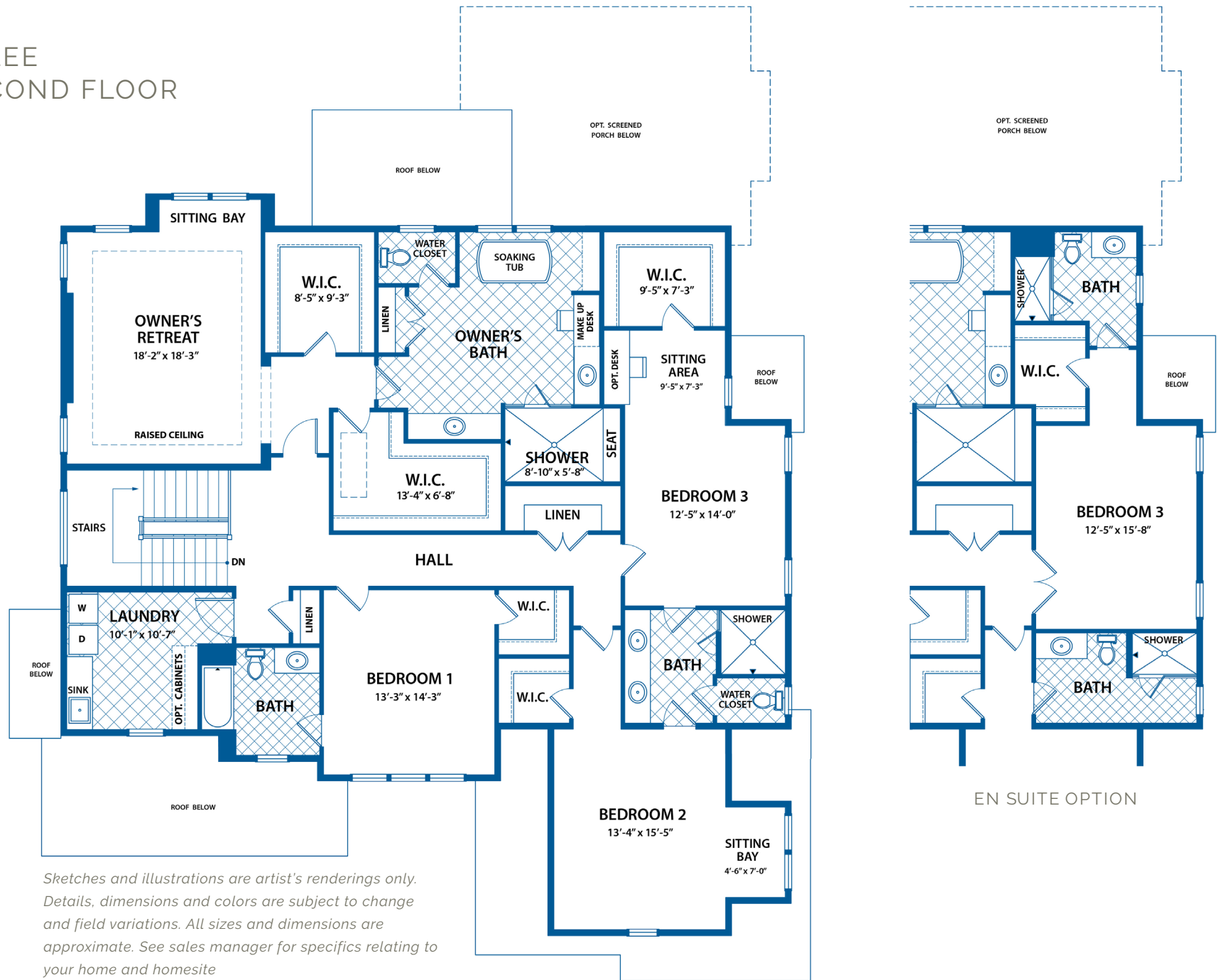
Personalize your home to perfection from a curated designer collection of options and upgrades

ATLEE FIRST FLOOR



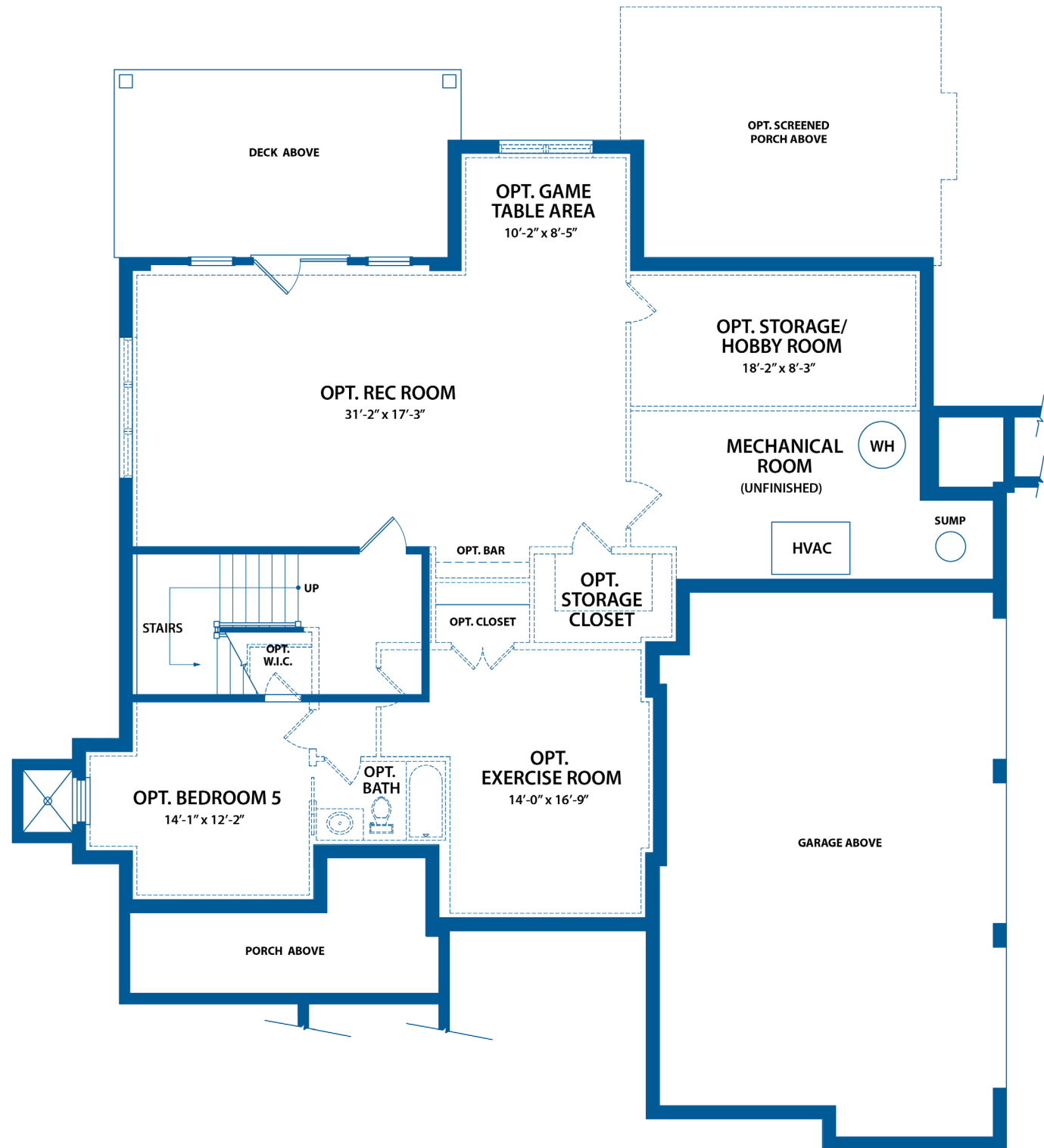
Sketches and illustrations are artist's renderings only. Details, dimensions and colors are subject to change and field variations. All sizes and dimensions are approximate. See sales manager for specifics relating to your home and homesite

ATLEE SECOND FLOOR

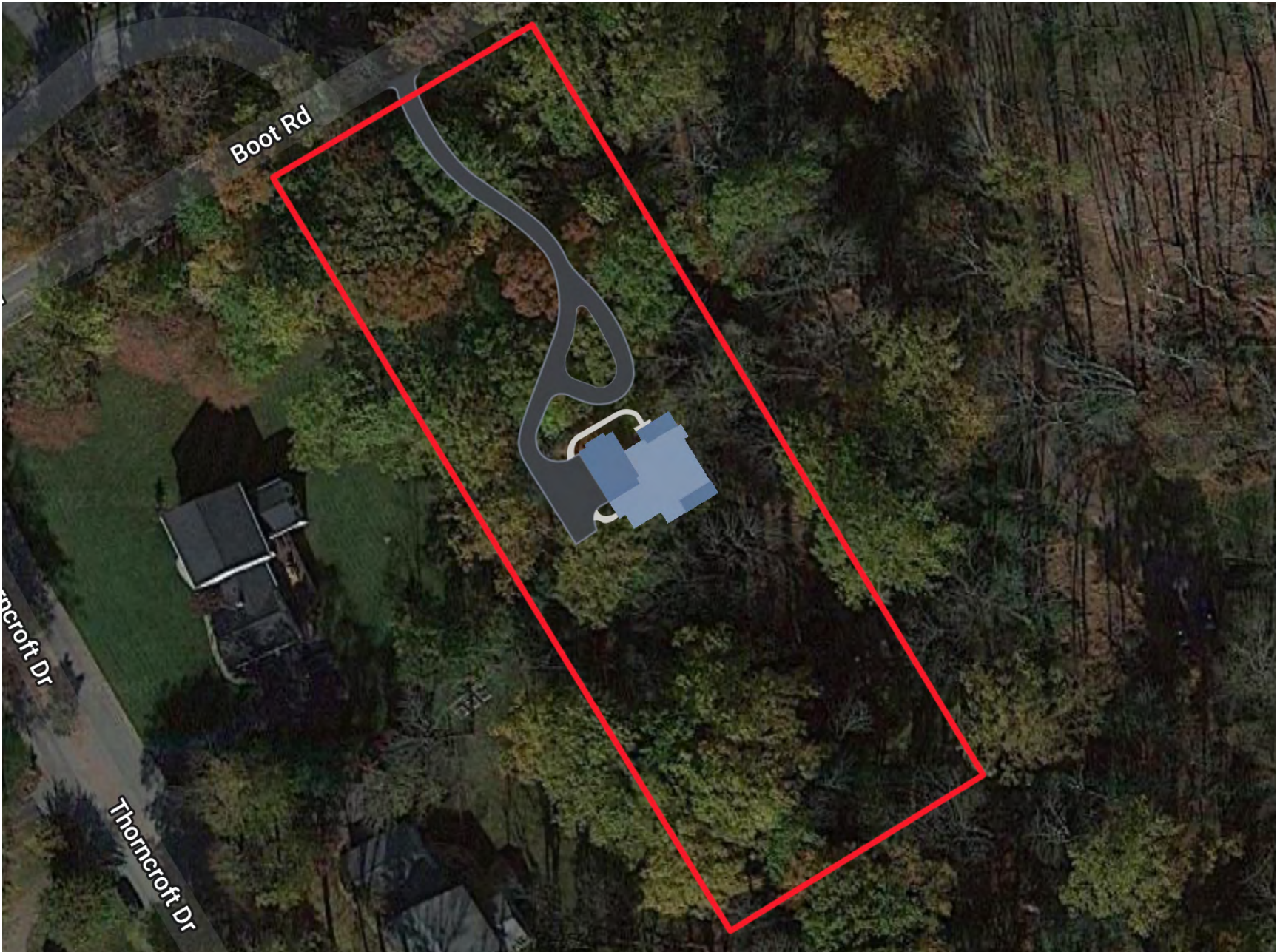


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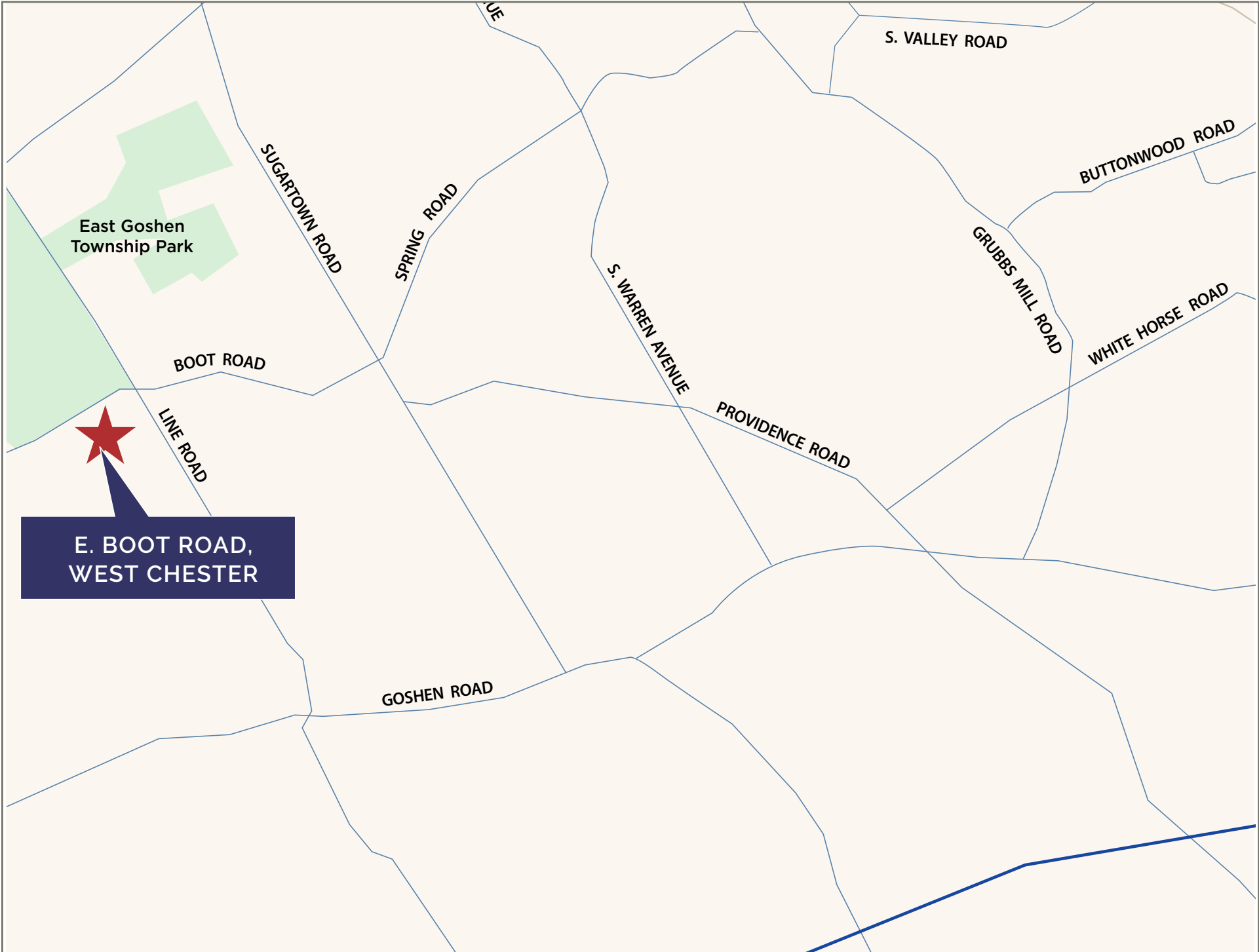
ATLEE LOWER LEVEL



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S. VALLEY ROAD

BUTTONWOOD ROAD

GRUBBS MILL ROAD

WHITE HORSE ROAD

S. WARREN AVENUE

PROVIDENCE ROAD

SUGARTOWN ROAD

SPRING ROAD

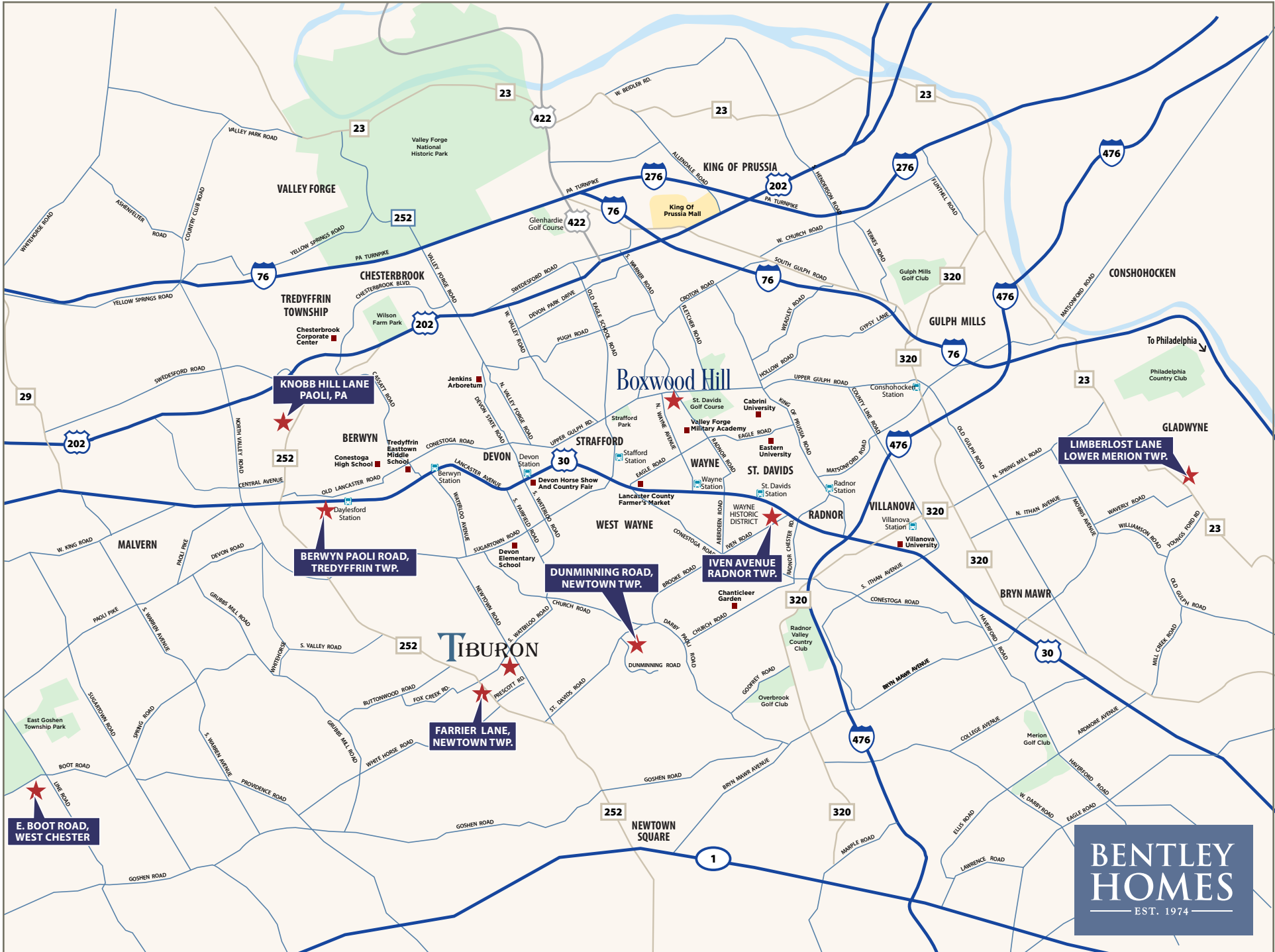
BOOT ROAD

LINE ROAD

GOSHEN ROAD

East Goshen Township Park

E. BOOT ROAD,
WEST CHESTER



**E. BOOT ROAD,
WEST CHESTER**

**KNOBB HILL LANE
PAOLI, PA**

**BERWYN PAOLI ROAD,
TREDYFFRIN TWP.**

**DUNMINNING ROAD,
NEWTOWN TWP.**

**IVEN AVENUE
RADNOR TWP.**

**LIMBERLOST LANE
LOWER MERION TWP.**

**BENTLEY
HOMES**
EST. 1974

— AVAILABLE CUSTOM HOMES —

ADDRESS	ACRE	FLOOR PLAN	SQ. FT. APPROX.	STATUS	PRICE TO DATE	EST. DELIVERY
27 Dunminning Road Newtown Square, PA 19073	1.42	Hudson Custom	6,435	SOLD		Available Now
1775 Knobb Hill Lane Paoli, PA 19301	1.22	Chandler Custom	5,235	SOLD		Summer 2024
1200 Limberlost Lane Gladwyne, PA 19035	2.54	Mayfield Custom	7,239	Available	*\$3,985,000	Available Now
900 Prescott Road Berwyn, PA 19312	1.56	Chandler Custom	5,235	SOLD		Summer 2024
904 Prescott Road Berwyn, PA 19312	1.14	Chandler Custom	6,555	SOLD		Summer 2024
317 Iven Avenue Wayne, PA 19087	.33	Iven Custom	4,741	Available	*\$2,227,588	Fall 2024
319 Iven Avenue Wayne, PA 19087	.32	Iven Custom	4,741	Available	*\$2,199,900	Winter 2025
2 Skyline Drive Malvern, PA 19355	2.90	Chandler Custom	5,235	Available	*\$2,499,900	TBD
2110 Union Hill Road Malvern, PA 19355	2.20	Atlee Custom	4,346	Coming Soon	TBD	TBD

* includes lot premium and options to date



FOR ADDITIONAL INFORMATION

Please Contact: Christopher Perez Sales & Marketing Manager
Direct: 610-553-3530 | cperez@bentleyhomes.com | visit www.bentleyhomes.com

Tiburon Furnished Model Home & Sales Office: Open Daily 12 pm to 5 pm
916 Prescott Rd, Berwyn, PA 19312 (Easttown Twp.)

See Sales Manager for individual floor plan and homesite specifics. All square footage calculations are approximate. Information and pricing subject to change at any time without notice 07/07/2024



BERKSHIRE HATHAWAY
HomeServices
Fox & Roach, REALTORS®