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27 DUNMINNING ROAD, NEWTOWN SQUARE, PA 19073  
A Bentley Custom Design

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[BentleyHomes.com](http://BentleyHomes.com)



27 Dunminning Road, Newtown Square, PA 19073

Model: Hudson Custom  
Square Footage: 6,435\*  
Acreage: 1.42

*\* SF includes some finished lower level space.*

## SIGNATURE APPOINTMENTS

27 Dunminning Road, Newtown Square, PA 19073

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

### ARCHITECTURAL

- Stunning 1.4-acre homesite
- Spectacular view of Darby Creek
- Minutes from Aronimink Golf Club
- Design by nationally acclaimed architects
- Open, airy beautiful floor plan offering 4 bedrooms with 4 full and 2 half-baths
- Finished lower level rec room with full bath and walk-out to large patio
- Three car garage
- Gas fireplace and built-in bench seats in great room
- Wood floors entire first floor & second floor hallway
- Classic 2-panel solid core interior doors
- Coffered ceiling in great room
- Main staircase with stained oak stair treads & handrails; painted newel posts, balusters & risers
- Oversized 7 ¼" baseboard trim
- Abundant closet space with melamine shelving
- Built-in cubbies in mudroom
- Command center in mudroom
- Large composite deck

### KITCHEN

- Professionally designed layout with Century Carriage House soft close cabinets to ceiling
- Dramatic twin kitchen islands
- Designer finishes by Linda Phillips Designs
- Kohler cast iron farmhouse sink with polished nickel faucet & sidespray
- Luxury appliances including:
  - stainless steel double wall oven
  - 36" Wolf 6-burner gas range top w/downdraft
  - stainless steel dishwasher
  - stainless steel microwave drawer
  - Monogram 42" French door refrigerator with cabinetry panels
  - stainless steel beverage center
- Butler's pantry & oversized storage pantry

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### BATHS

- Formal powder room with Fitzgerald pedestal sink & polished nickel faucet
- Spacious spa bath with large vanities, quartz vanity tops, marble floors and shower walls
- Kohler polished nickel faucets, shower head, hand-held & rain head
- Spa bath with two water closets
- Spa bathroom with 66" free-standing soaking tub & floor mount tub filler
- Frameless shower door in spa bathroom
- Century Carriage House vanity cabinets with soft close drawers

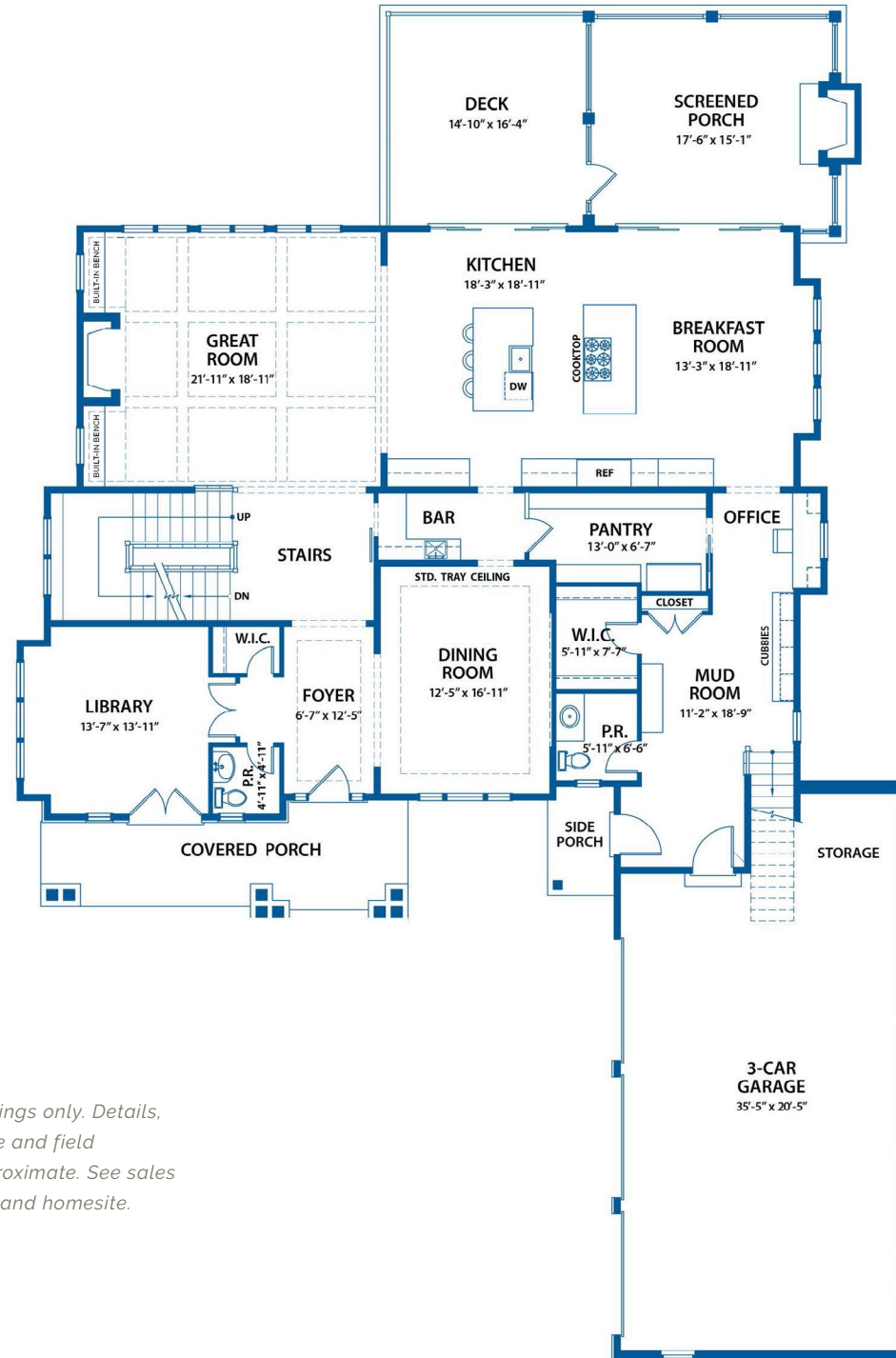
### UTILITIES / CONSTRUCTION

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

## THE BENTLEY DIFFERENCE

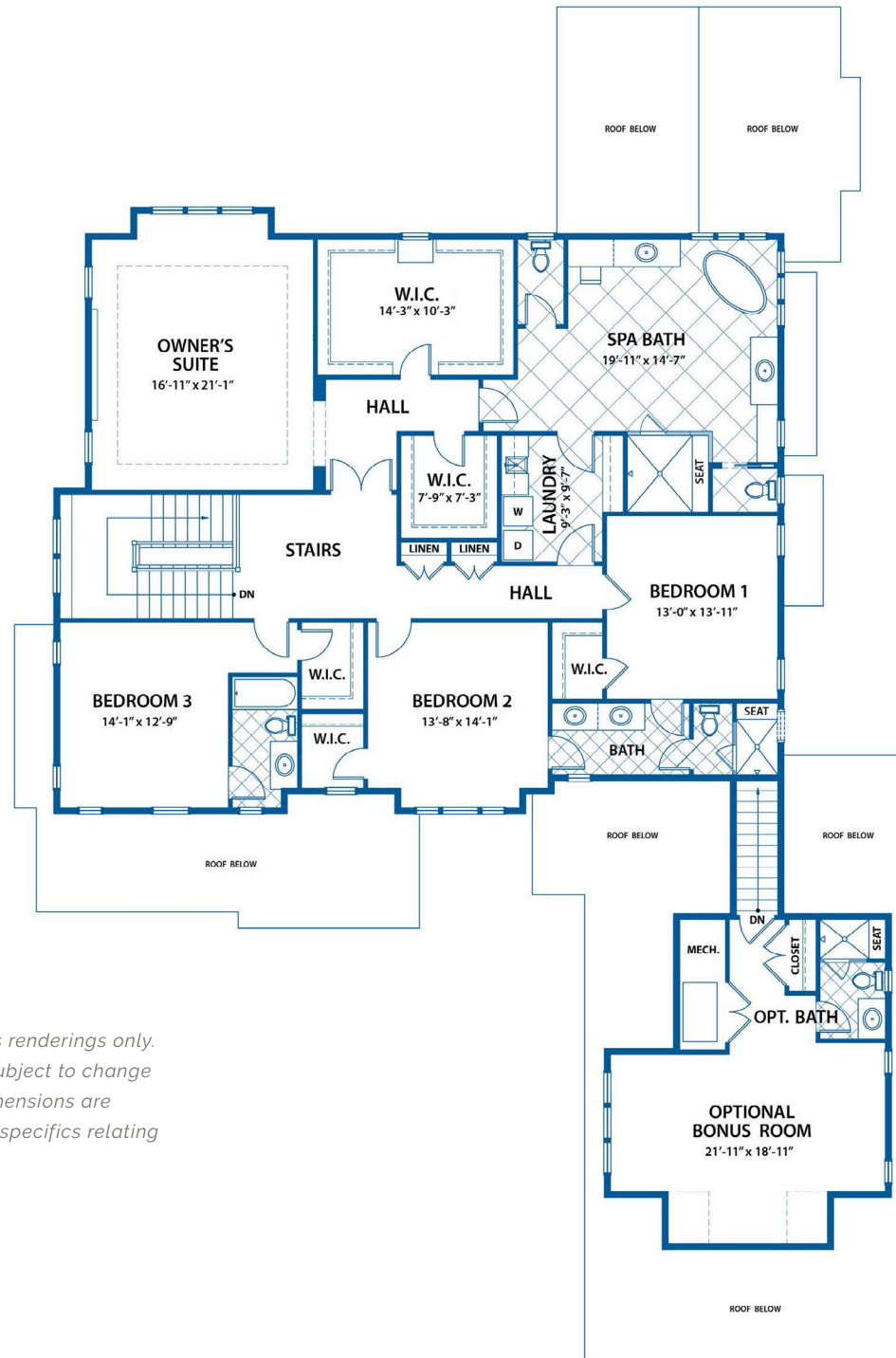
For a half-century, the Bentley name has been synonymous with design excellence and superior quality construction.

# HUDSON 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.

# HUDSON SECOND FLOOR

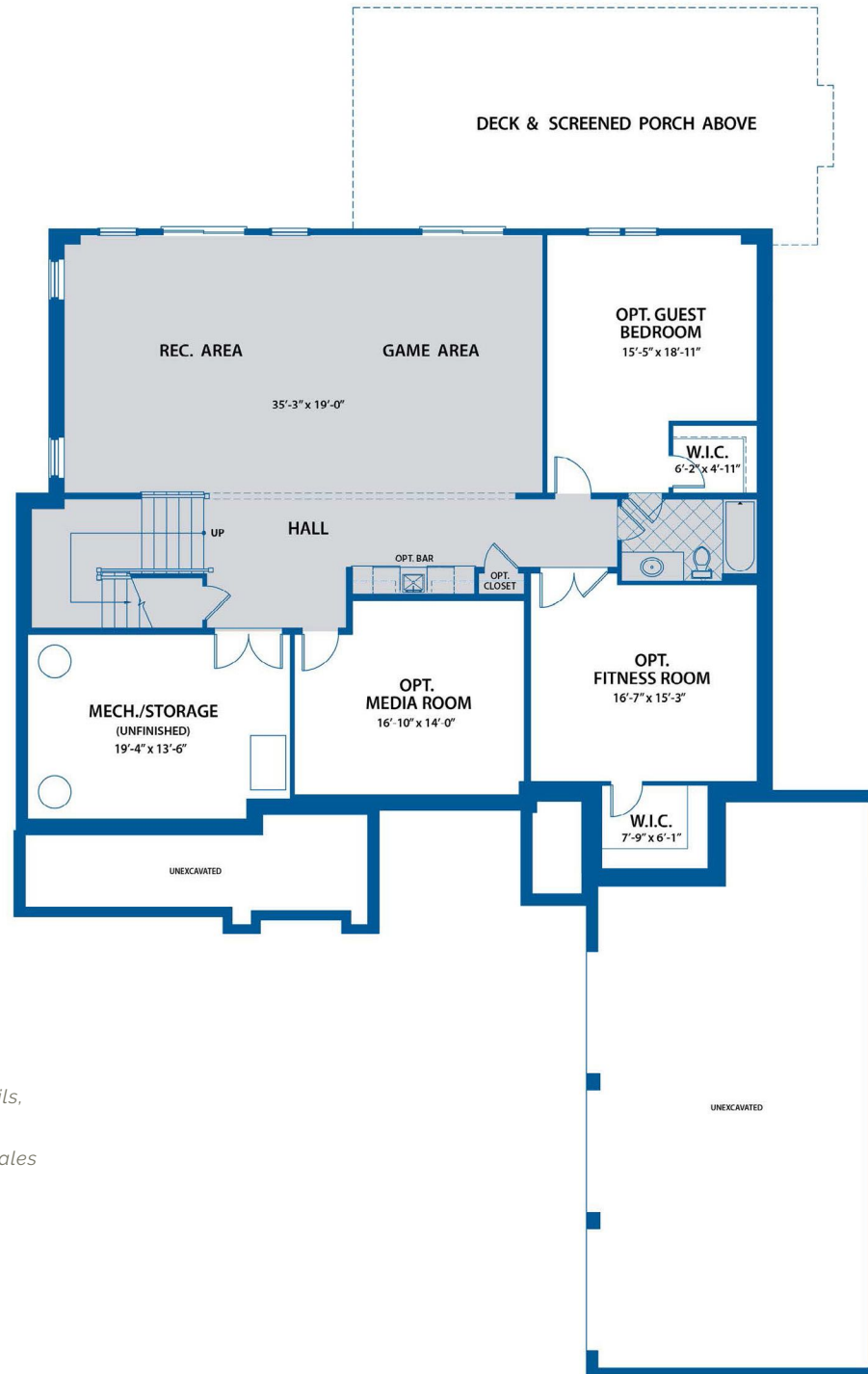


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ALTERNATE "A"  
BONUS ROOM PLAN

# HUDSON OPTIONAL FINISHED LOWER LEVEL

 INCLUDED FINISHED  
LIVING SPACE



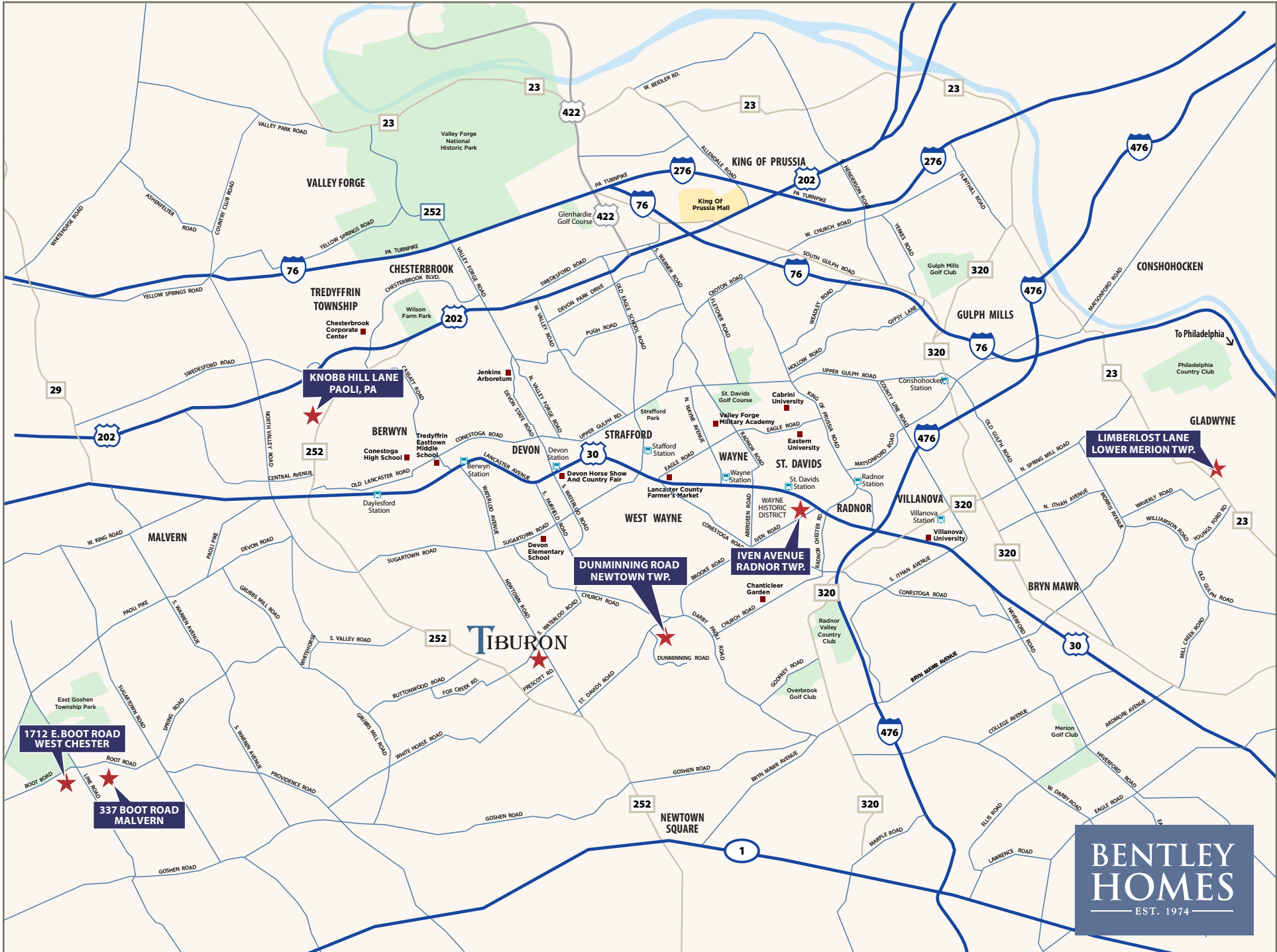
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Acreage: 1.42







**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	<b>SOLD</b>		Available Now
1775 Knobb Hill Lane Paoli, PA 19301	1.22	Chandler Custom	5,235	<b>SOLD</b>		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	<b>SOLD</b>		Summer 2024
904 Prescott Road Berwyn, PA 19312	1.14	Chandler Custom	6,555	<b>SOLD</b>		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](http://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®