
10 LAUREL CIRCLE, MALVERN, PA 19355
A Bentley Custom Design



BentleyHomes.com



10 Laurel Circle, Malvern, PA 19355

Model: Atlee D Elevation
Square Footage: 4,346
Acreage: 2.1



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SIGNATURE APPOINTMENTS

10 Laurel Circle, Malvern, PA 19355

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

LOCATION

- Great location in Willistown Township near Willisbrook Preserve, East Goshen and Applebrook Parks
- Catch R5 Express from Malvern and be in Philly in under 45 minutes

ARCHITECTURAL

- Design by nationally acclaimed architects
- Open, airy floorplan with a traditional feel
4 bedrooms, 3 baths & powder room,
expandable and customizable
- Spacious Library
- Three car garage
- Gas fireplace in Great Room
- 6.5" wide-plank engineered wood flooring
- Classic 2-panel solid core interior doors
- Main staircase with stained white oak stair treads & handrails; painted newel posts, baluster & risers
- Oversized 7 ¼" baseboard trim

- Built-in cubbies in mudroom
- Brushed concrete patio or deck
- Abundant closet space with melamine shelving and rod

KITCHEN

- Professionally designed layout with 42"
Century Carriage House soft close cabinets
- Quartz or granite countertops with 3"x 6" DalTile
Rittenhouse Square subway backsplash
- Stainless steel sink with single lever Kohler Simplice faucet
and pullout spray in polished chrome
- Oversized island
- Luxury appliances including:
Bosch 36" gas range
Bosch stainless steel dishwasher
Bosch microwave drawer
XO chimney exhaust hood
InSinkErator garbage disposal
- Pantry storage and butler's pantry

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BATHS

- Formal powder room with Kohler Memoirs pedestal sink and Moen Brantford widespread faucet in polished chrome
- Spacious and luxurious spa bath featuring:
Moen Brantford 8" widespread faucets in polished chrome
Separate commode room
Free standing soaking tub and floor mount tub filler
Large shower with frameless shower door and mosaic tile floor
- All secondary baths feature:
Quartz or granite countertops
Century Carriage House vanities with soft close drawers
12" x 12" floor tiles, with 10 x 14" wall tiles
Kohler Highline toilets

UTILITIES / CONSTRUCTION

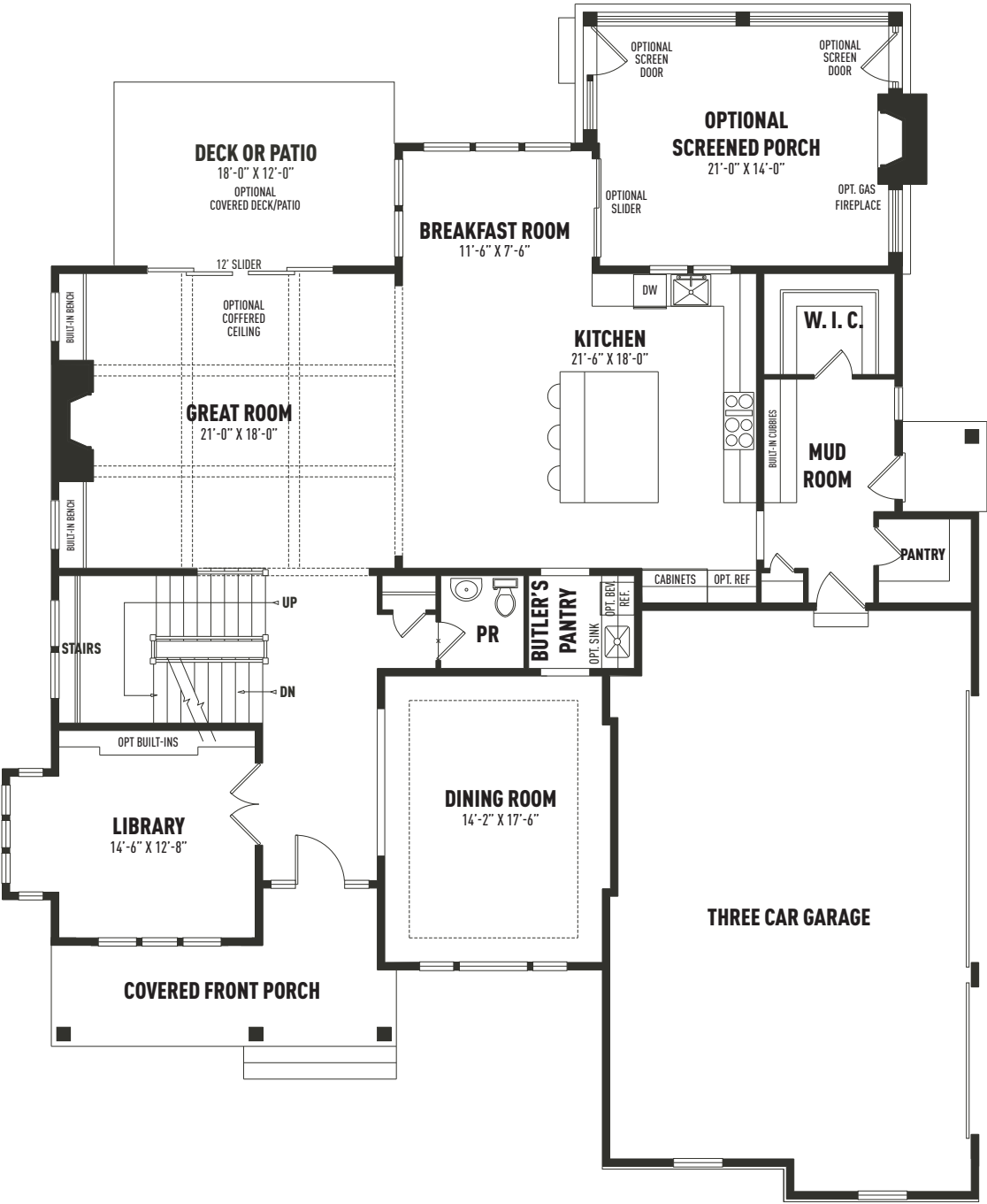
- 92% high efficiency gas heater
- 75-gallon gas hot water heater
- 13-SEER A/C
- 400 AMP service
- Public water and septic
- Propane gas
- Energy efficient construction:
Poured concrete foundation
Insulated garage doors
- Viwinco double hung windows
- James Hardie cement board siding
- Underground electric, telephone and cable TV

THE BENTLEY DIFFERENCE

For 50 years, the Bentley name has been synonymous with design excellence and superior quality construction.

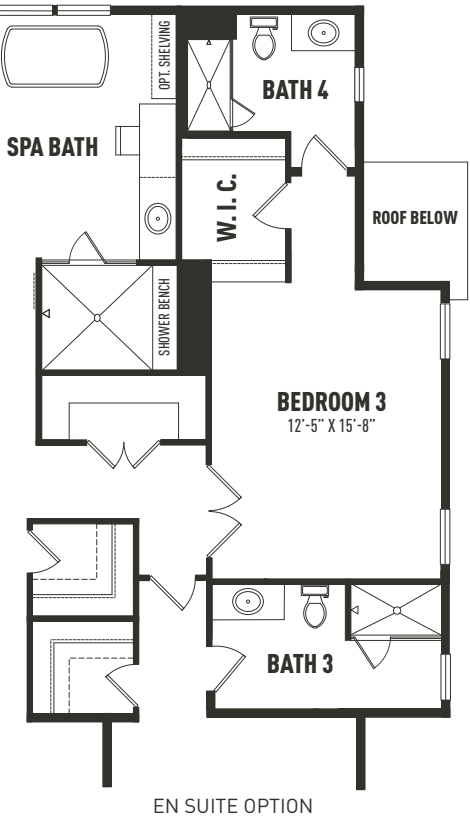
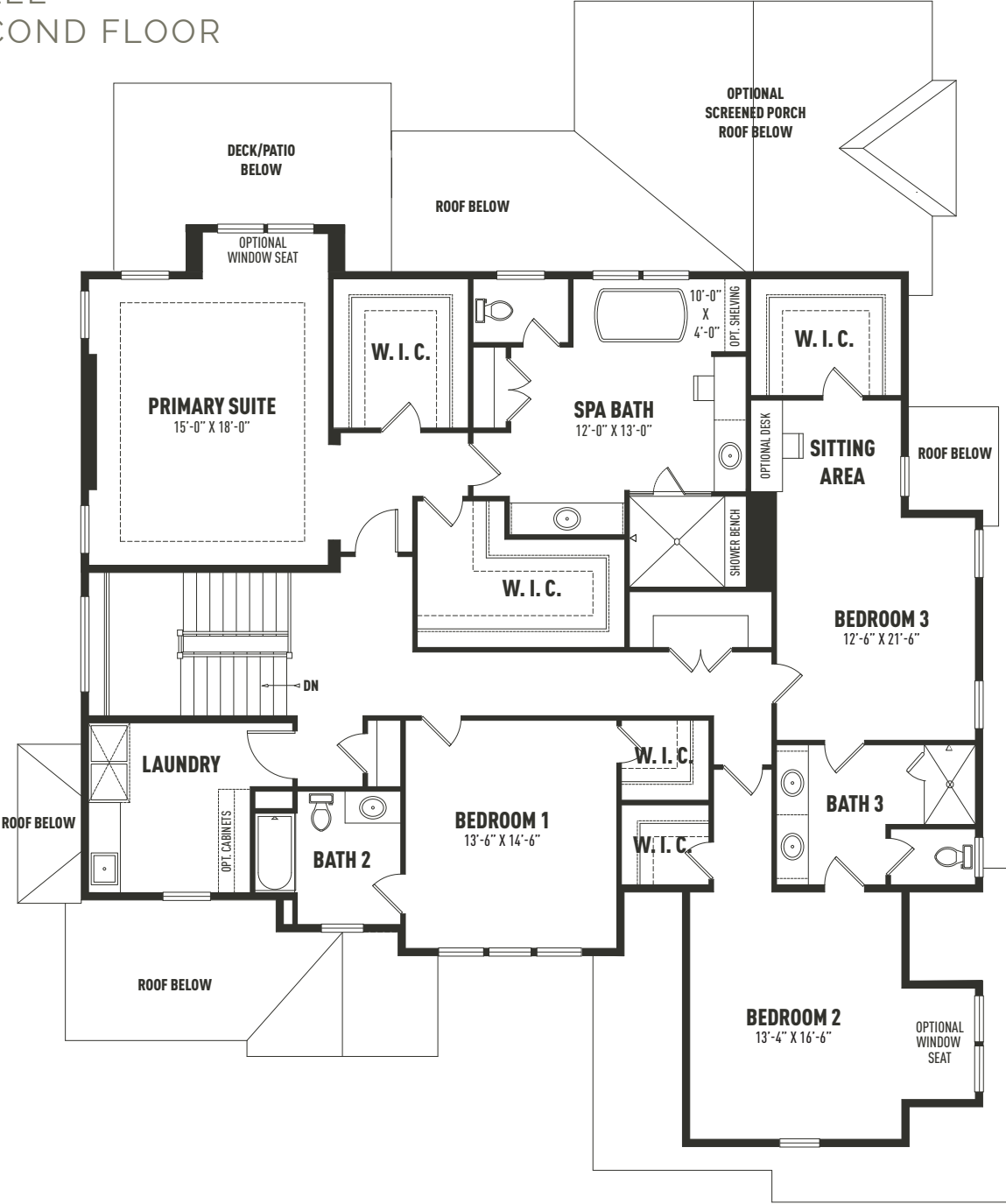
Personalize your home to perfection from a curated designer collection of options and upgrades

ATLEE
FIRST FLOOR



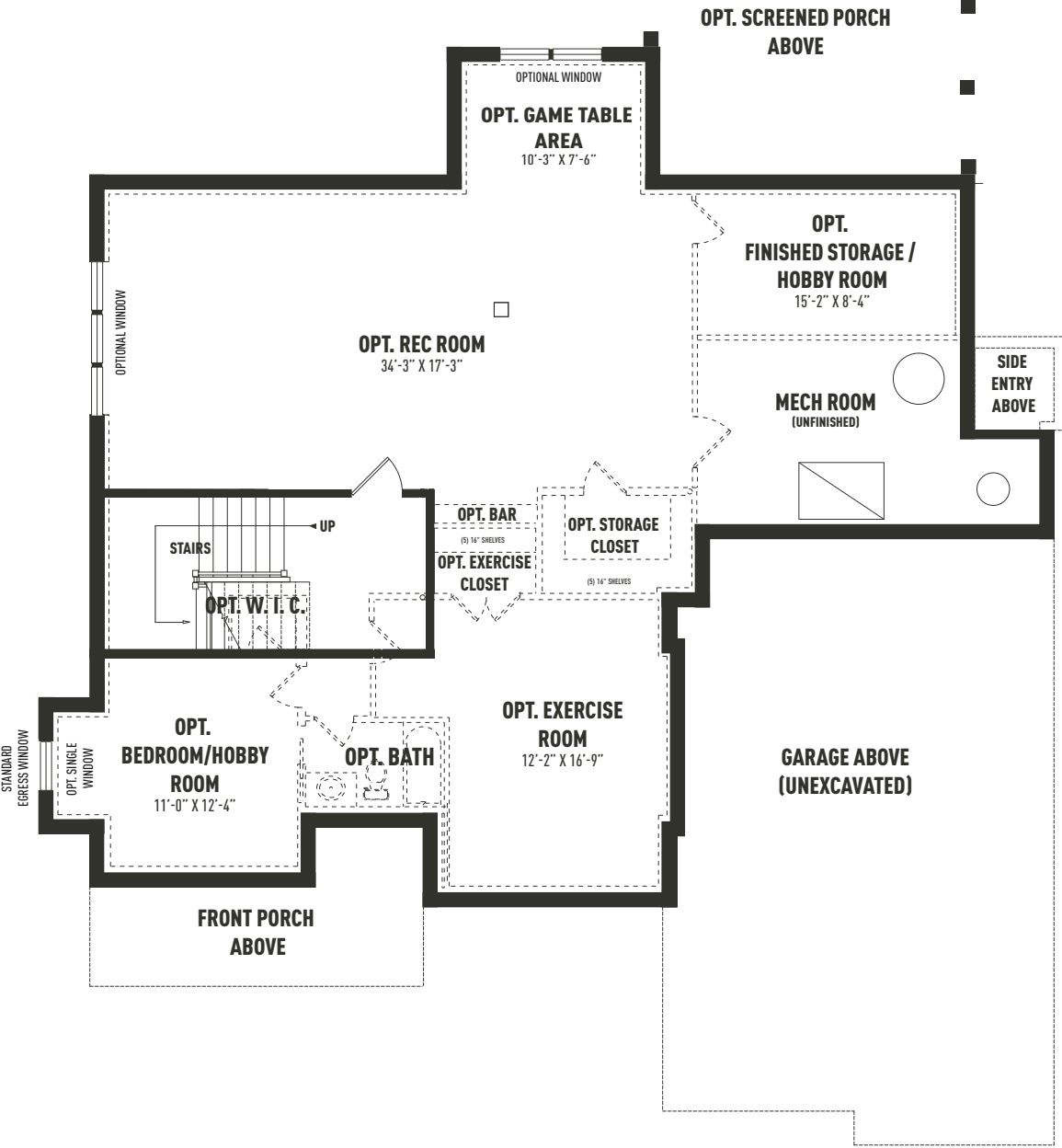
Sketches and illustrations are artist's renderings only. Details, dimensions and colors are subject to change and field variations. All sizes and dimensions are approximate. See sales manager for specifics relating to your home and homesite.

ATLEE
SECOND FLOOR



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ATLEE
LOWER LEVEL

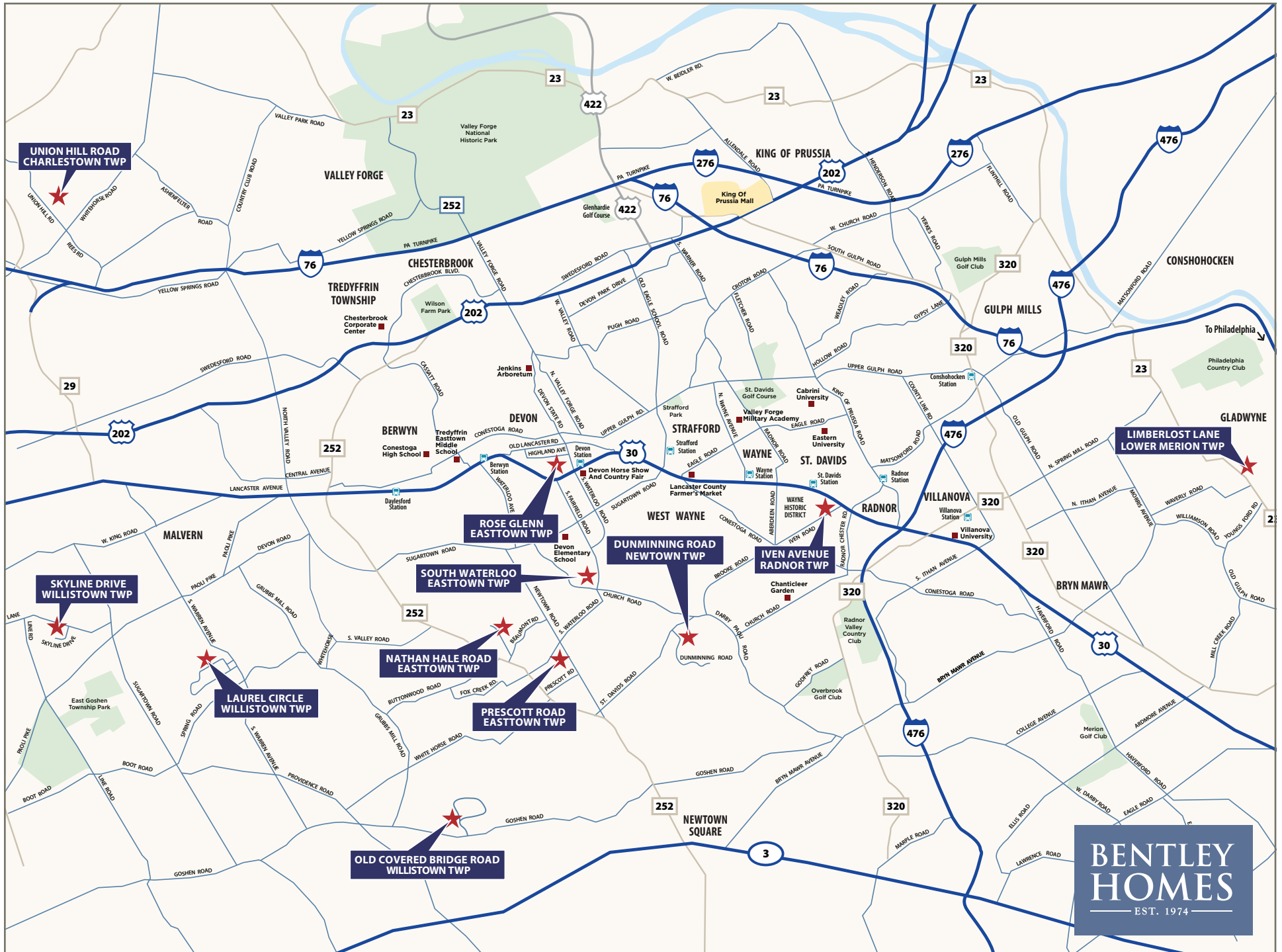


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Acreage: 2.1





**BENTLEY
HOMES**
— EST. 1974 —

— AVAILABLE CUSTOM HOMES —

ADDRESS	ACRE	FLOOR PLAN	SQ. FT. APPROX.	STATUS	PRICE TO DATE	EST. DELIVERY
10 Laurel Circle Malvern, PA 19355	2.1	Atlee Custom	4,346	Available	*\$2,499,900	Spring 2026

** Includes lot premium and options selected to date.*



FOR ADDITIONAL INFORMATION

Please contact: Bill McGarrigle 484-874-4777
Bill@billmcgarrigleteam.com | visit www.bentleyhomes.com

Please contact Bill McGarrigle for individual floor plan and homesite specifics. All square footage calculations are approximate. Information & pricing subject to change at any time without notice 11/4/25.

