1344 EAST MEETINGHOUSE ROAD, LOWER GWYNEDD, PA 19002

A Bentley Custom Design

BENTLEY HOMES
EST. 1974

BentleyHomes.com



1344 East Meetinghouse Road
Lower Gwynedd, PA 19002

Model: Logan II Custom
Square Footage: 3,822
4 Bedrooms | 3 Baths | 3 Car Garage
Acreage: 1.5



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Lower Gwynedd, PA 19002



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SIGNATURE APPOINTMENTS

1344 East Meetinghouse Road
Lower Gwynedd, PA 19002

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

LOCATION

- Peaceful cul-de-sac location backing to Gwynedd Mercy University property
- Only minutes to abundant shopping, dining, entertainment, and Ambler Borough

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, balusters & risers
- Oversized 7 ¼" baseboard trim
- Built-in cubbies in mudroom
- Brushed concrete patio
- 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
  InSinkErater garbage disposal
- Pantry storage and butler's pantry

SIGNATURE APPOINTMENTS

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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 sewer
- Propane gas
- Energy efficient construction:

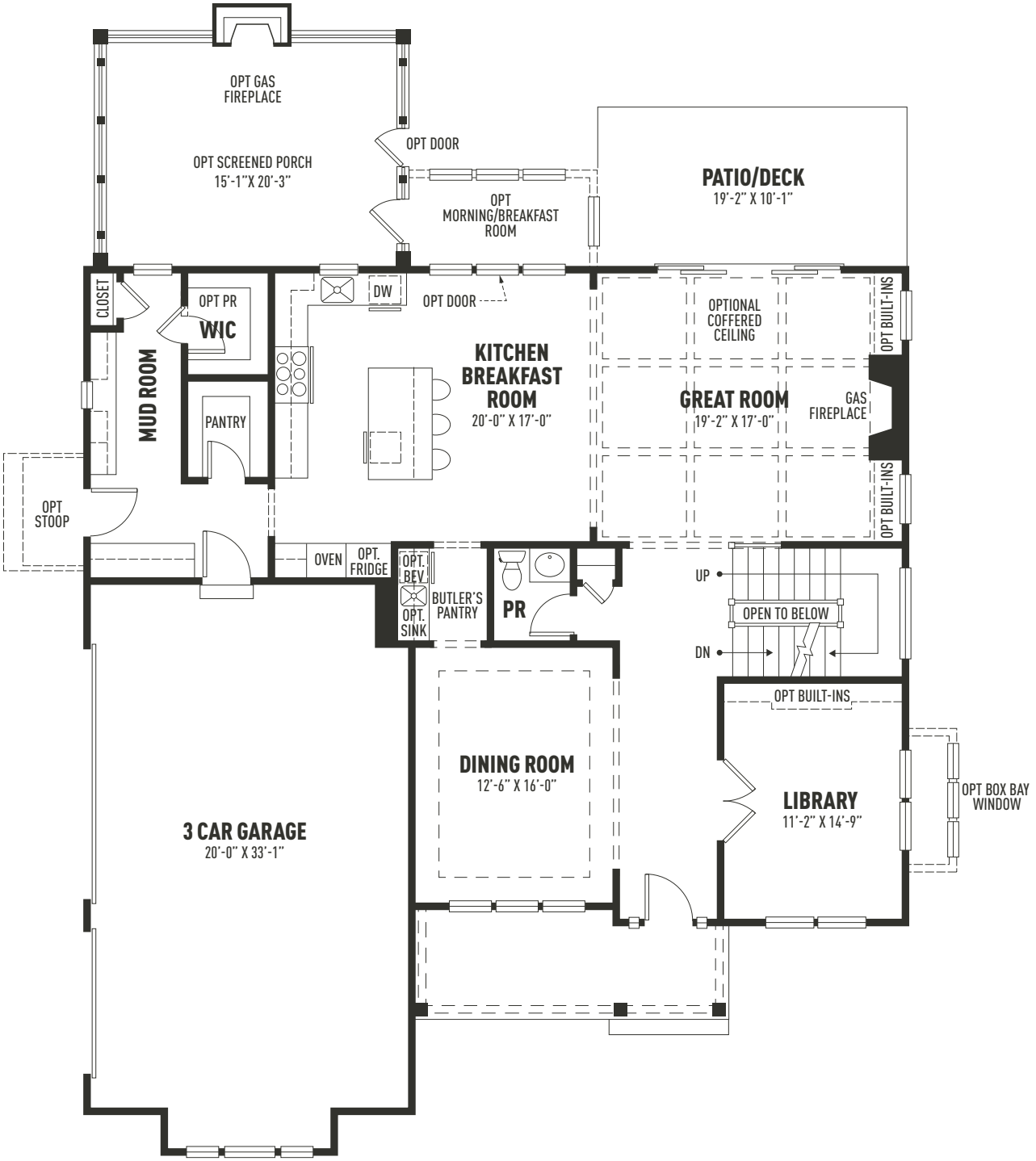
  Poured concrete foundation
  Insulated garage doors
- James Hardie cement board siding
- Underground electric, telephone and cable TV

THE BENTLEY DIFFERENCE

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

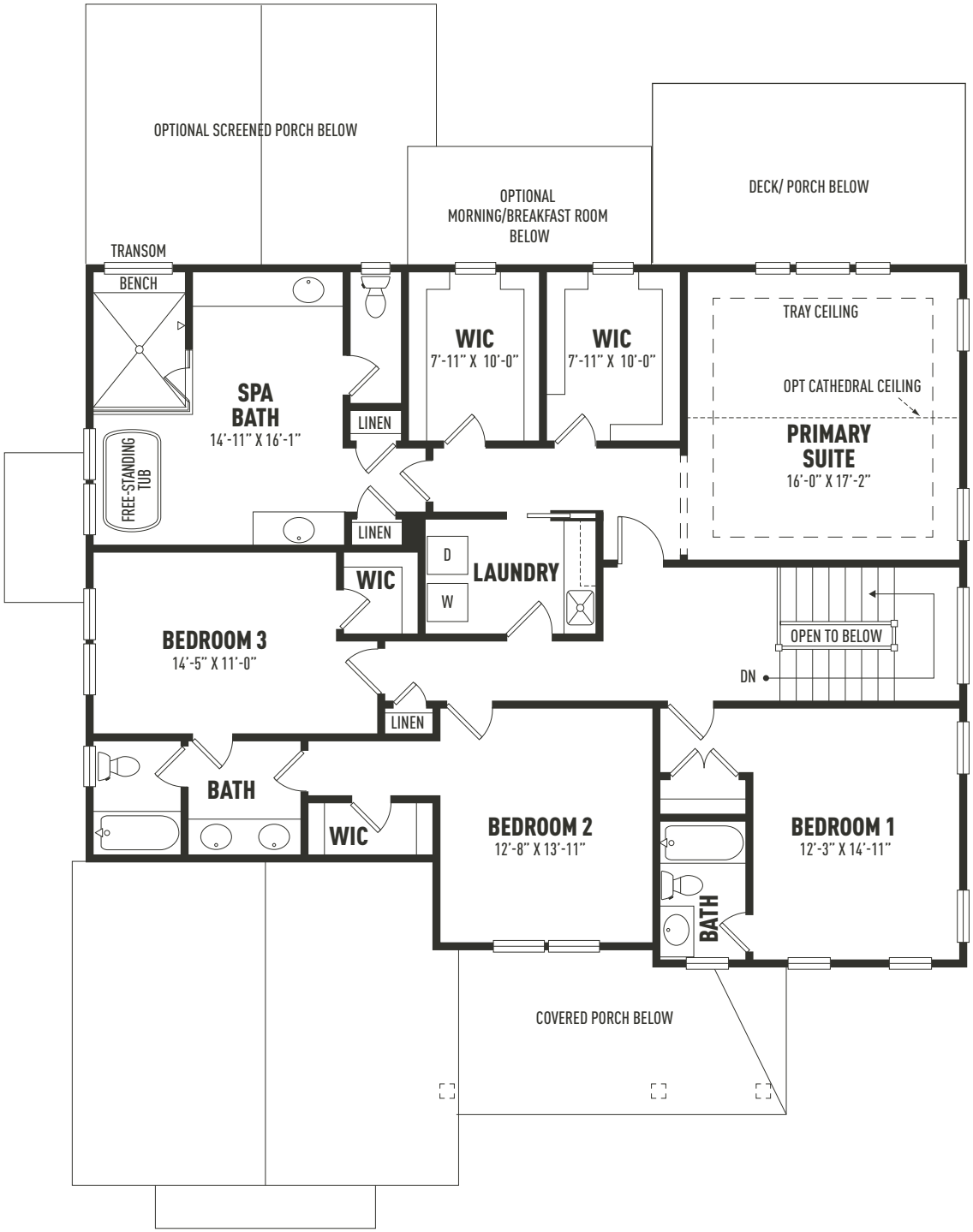
Personalize your home to perfection from a curated designer collection of options and upgrades

LOGAN CUSTOM
FIRST FLOOR



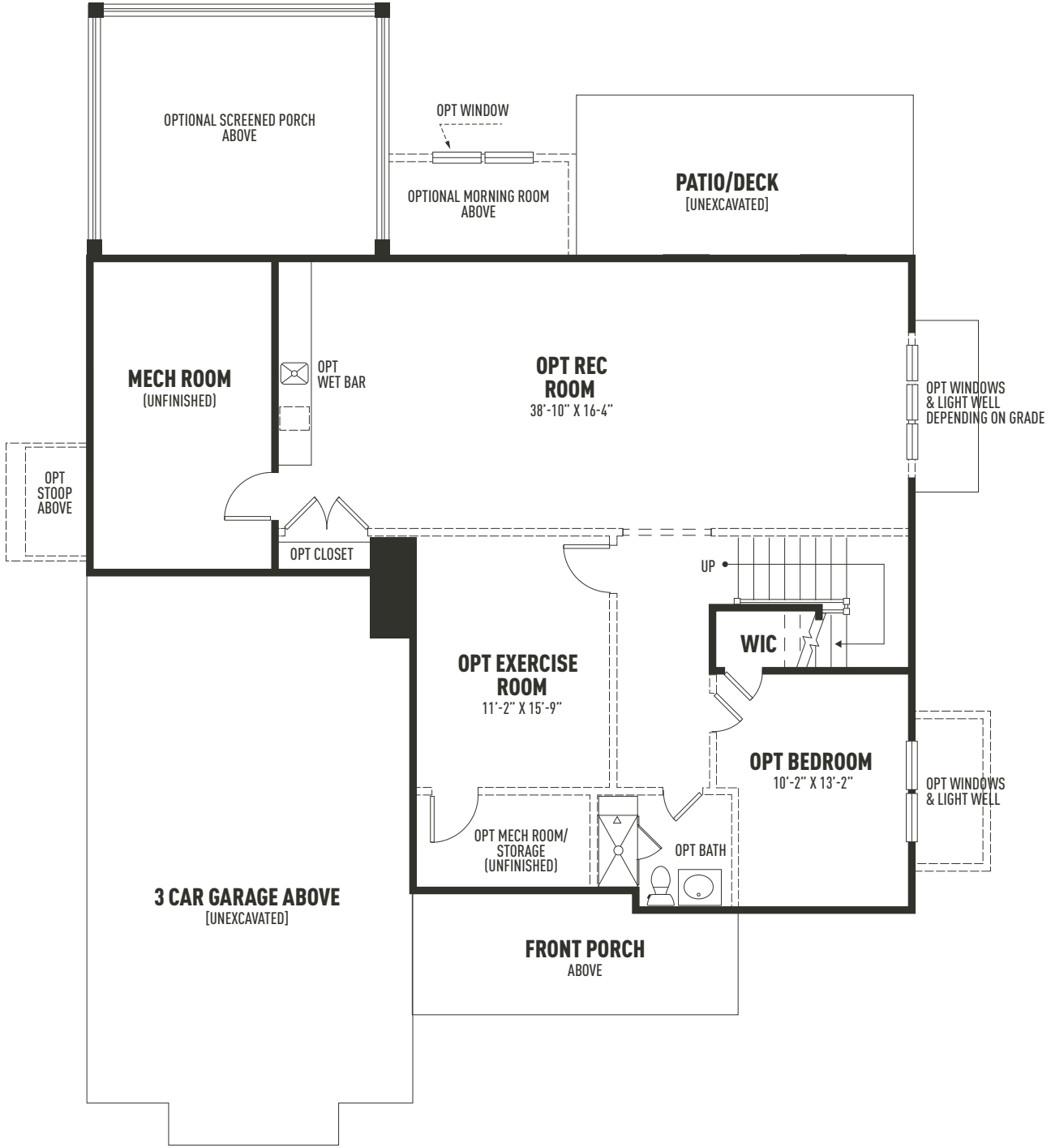
Sketches and illustrations are artist's renderings only. Details, dimensions and colors are subject to change and field variations. All sizes and dimensions are approximate. See sales manager for specifics relating to your home and homesite.

LOGAN CUSTOM
SECOND FLOOR



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LOGAN CUSTOM
LOWER LEVEL

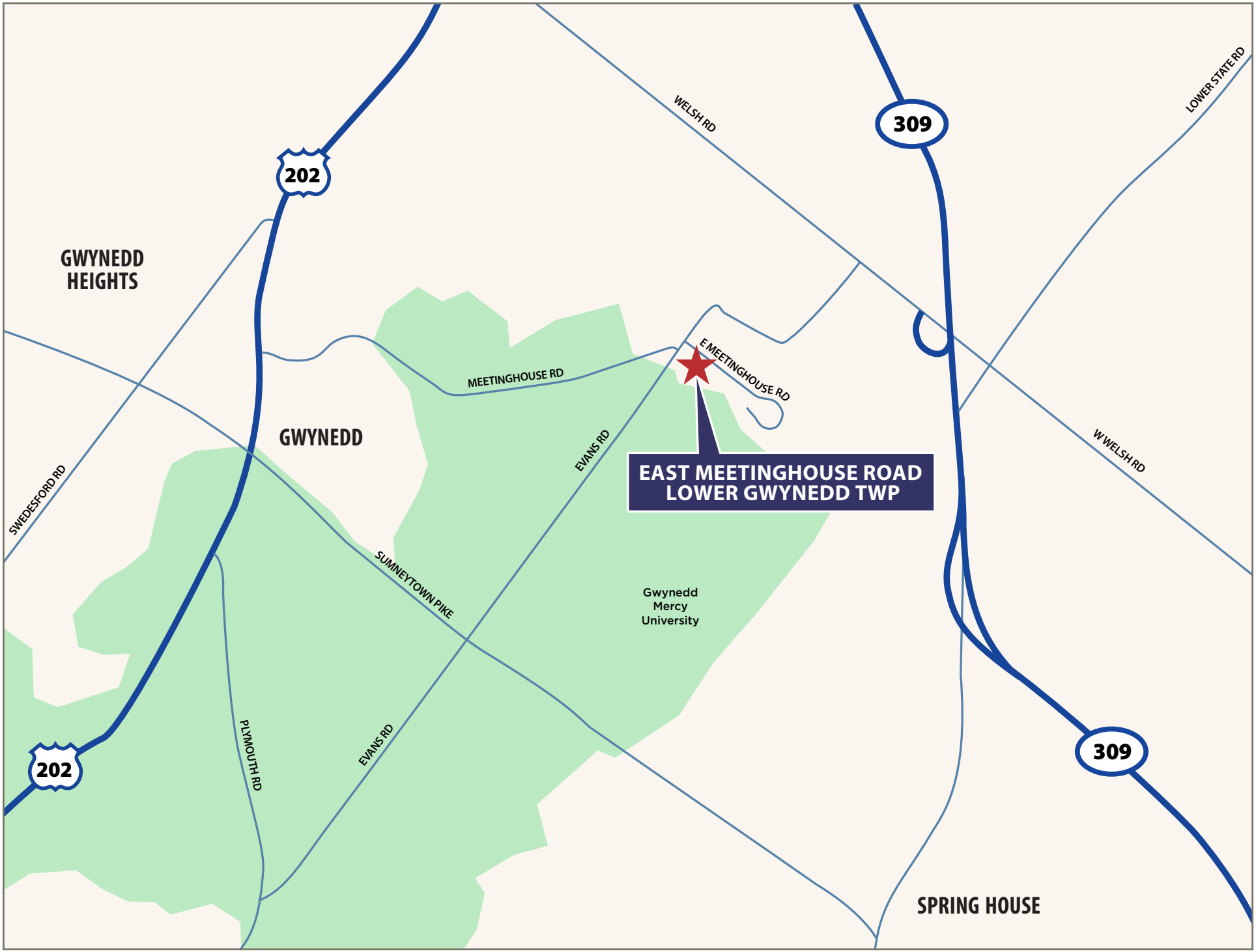


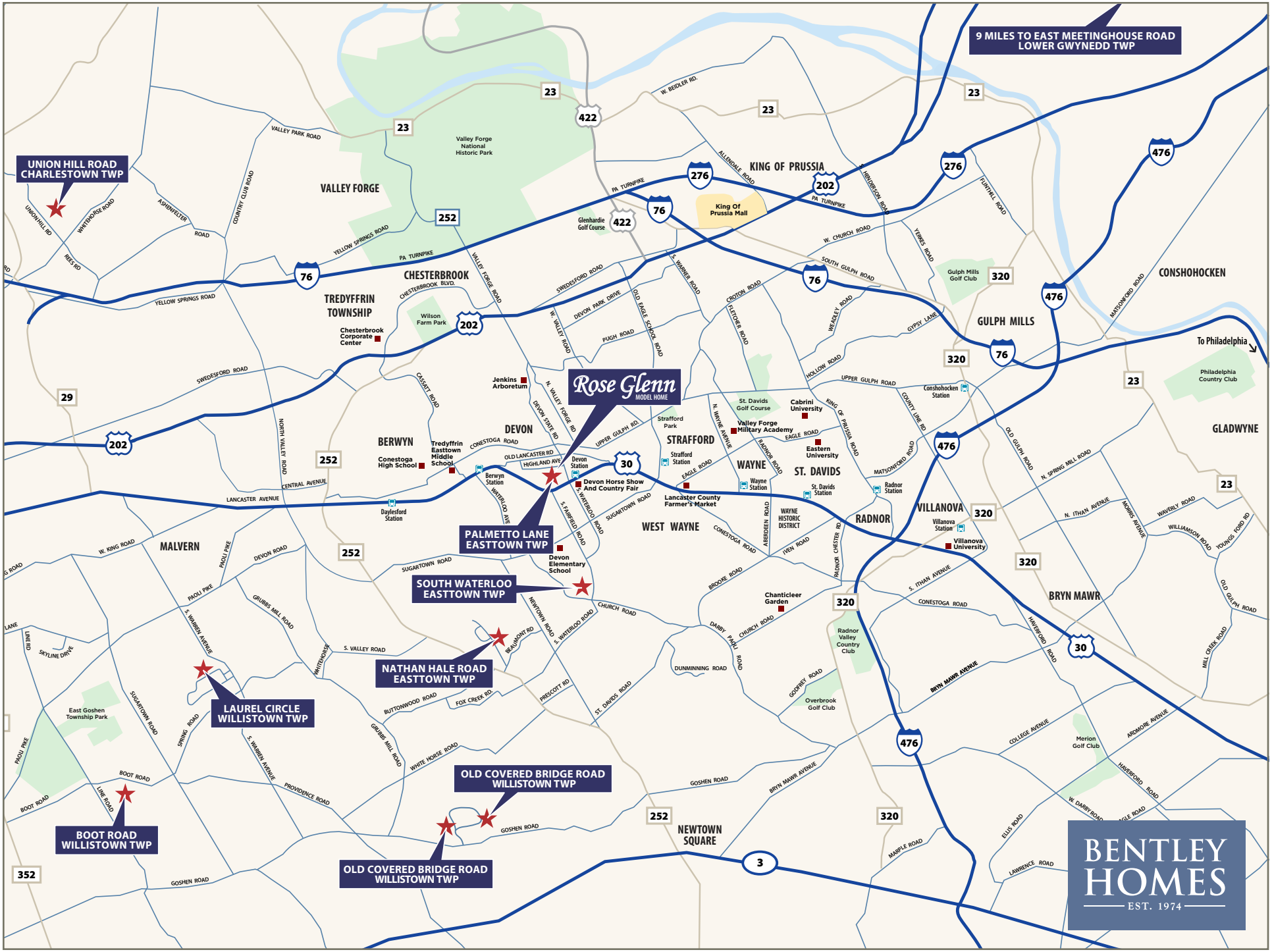
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Lower Gwynedd, PA 19002

Acreage: 1.5


GWYNEDD HEIGHTS
GWYNEDD
SPRING HOUSE
202
309
WELSH RD
LOWER STATE RD
W WELSH RD
MEETINGHOUSE RD
E MEETINGHOUSE RD
EVANS RD
SWEDESFORD RD
SUMNEYTOWN PIKE
PLYMOUTH RD
Gwynedd Mercy University
EAST MEETINGHOUSE ROAD
LOWER GWYNEDD TWP


9 MILES TO EAST MEETINGHOUSE ROAD
LOWER GWYNEDD TWP
UNION HILL ROAD
CHARLESTOWN TWP
Rose Glenn
MODEL HOME
PALMETTO LANE
EASTTOWN TWP
SOUTH WATERLOO
EASTTOWN TWP
NATHAN HALE ROAD
EASTTOWN TWP
LAUREL CIRCLE
WILLISTOWN TWP
BOOT ROAD
WILLISTOWN TWP
OLD COVERED BRIDGE ROAD
WILLISTOWN TWP
OLD COVERED BRIDGE ROAD
WILLISTOWN TWP
VALLEY FORGE
KING OF PRUSSIA
CHESTERBROOK
TREDYFFRIN
TOWNSHIP
DEVON
BERWYN
STRAFFORD
WAYNE
ST. DAVIDS
RADNOR
VILLANOVA
WEST WHITELAND
MALVERN
WEST WAYNE
GULPH MILLS
CONSHOHOCKEN
GLADWYNE
BRYN MAWR
NEWTOWN
SQUARE
Valley Forge
National
Historic Park
King Of
Prussia Mall
Glenhardie
Golf Course
Wilson
Farm Park
Chesterbrook
Corporate
Center
Jenkins
Arboretum
Tredyffrin
Easttown
Middle
School
Conestoga
High School
Berwyn
Station
Devon
Station
Devon Horse Show
And Country Fair
Devon
Elementary
School
Daylesford
Station
Strafford
Park
Strafford
Station
Valley Forge
Military Academy
Lancaster County
Farmer's Market
Wayne
Station
St. Davids
Golf Course
St. Davids
Station
Cabrini
University
Eastern
University
Radnor
Station
WAYNE
HISTORIC
DISTRICT
Villanova
Station
Villanova
University
Chanticleer
Garden
Radnor
Valley
Country
Club
Overbrook
Golf Club
Gulph Mills
Golf Club
Conshohocken
Station
Philadelphia
Country Club
Merion
Golf Club
East Goshen
Township Park
To Philadelphia
PA TURNPIKE
LANCASTER AVENUE
SWEDESFORD ROAD
YELLOW SPRINGS ROAD
VALLEY FORGE ROAD
W. CHURCH ROAD
SOUTH GULPH ROAD
UPPER GULPH ROAD
HOLLOW ROAD
GYPSY LANE
WEADLEY ROAD
CROTON ROAD
FLETCHER ROAD
S. WARNER ROAD
PUGH ROAD
DEVON PARK DRIVE
OLD EAGLE SCHOOL ROAD
W. VALLEY ROAD
N. VALLEY FORGE ROAD
DEVON STATE RD
CASSATT ROAD
CONESTOGA ROAD
OLD LANCASTER RD
HIGHLAND AVE
UPPER GULPH RD.
EAGLE ROAD
RADNOR ROAD
N. WAYNE AVENUE
KING OF PRUSSIA ROAD
COUNTY LINE RD
MATSONFORD ROAD
N. SPRING MILL ROAD
OLD GULPH ROAD
N. ITHAN AVENUE
WAVERLY ROAD
WILLIAMSON ROAD
YOUNGS POND RD
MORRIS AVENUE
S. ITHAN AVENUE
HAVERFORD ROAD
MILL CREEK ROAD
BRYN MAWR AVENUE
COLLEGE AVENUE
ARDMORE AVENUE
W. DARBY ROAD
ELLIS ROAD
LAWRENCE ROAD
MAPLE ROAD
BROOKE ROAD
CHURCH ROAD
DARBY PAOLI ROAD
DUNMINNING ROAD
GODFREY ROAD
IVEN ROAD
ABERDEEN ROAD
RADNOR CHESTER RD
S. FAIRFIELD ROAD
S. WATERLOO ROAD
NEWTOWN ROAD
BEAUMONT RD
PRESCOTT RD
ST. DAVIDS ROAD
S. VALLEY ROAD
BUTTONWOOD ROAD
FOX CREEK RD.
GRUBBS MILL ROAD
WHITEHORSE
S. WARREN AVENUE
SPRING ROAD
SUGARTOWN ROAD
PAOLI PIKE
DEVON ROAD
W. KING ROAD
LANE RD
SKYLINE DRIVE
WHITE HORSE ROAD
PROVIDENCE ROAD
BOOT ROAD
LINE ROAD
GOSHEN ROAD
W. BEIDLER RD.
ALLENDALE ROAD
JEFFERSON ROAD
TUNTHALL ROAD
TERRES ROAD
MATSONFORD ROAD
VALLEY PARK ROAD
COUNTRY CLUB ROAD
ASHENFELTER
ROAD
WHITEHORSE ROAD
UNION HILL RD
REES RD
CENTRAL AVENUE
NORTH VALLEY ROAD
CHESTERBROOK BLVD.
422
23
252
76
276
202
476
320
30
29
352
3
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— AVAILABLE CUSTOM HOMES —

ADDRESS	ACRE	FLOOR PLAN	SQ. FT. APPROX.	STATUS	PRICE TO DATE	EST. DELIVERY
718 South Waterloo Road Devon, PA 19333	1.0	Chandler Custom	5,082	Available	**$3,179,900	Spring 2027
1344 East Meetinghouse Road Lower Gwynedd, PA 19002	1.5	Logan II Custom	3,822	Available	**$1,995,900	Spring 2027
39 Old Covered Bridge Road Newtown Square, PA 19073	5.0	Atlee Custom	4,448	Available	**$2,995,000	Spring 2027
107 Palmetto Lane Devon, PA 19333	0.55	Logan Custom	4,014	Available	**$2,499,900	Spring 2027
10 Laurel Circle Malvern, PA 19355	2.1	Atlee Custom	4,448	Available	*$2,599,900	Fall 2026
837 Nathan Hale Road Berwyn, PA 19312	1.0	Chandler Custom	5,082	**SOLD**	$2,849,900	Fall 2026

Completed sale price including premiums, upgrades & options.

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

BENTLEY HOMES
EST. 1974

FOR ADDITIONAL INFORMATION

Please contact: Art Herling 215-431-3944 (mobile) | Art@Howardhanna.com
Nicole Rymer 610-553-3530 | NRymer@bentleyhomes.com | visit bentleyhomes.com

Please contact Art Herling or Nicole Rymer for individual floor plan and homesite specifics. All square footage calculations are approximate. Information & pricing subject to change at any time without notice 11/7/26.

HOWARD HANNA
REAL ESTATE SERVICES

— ROSE GLENN MODELS —

MODEL	SQUARE FOOTAGE	BASE PRICE
Logan	4,014	$2,299,900
Baldwin	4,118	$2,349,900
Atlee A	4,448	$2,399,900

— ROSE GLENN SPEC HOME —

ADDRESS & HOMESITE #	ACRE	FLOOR PLAN	SQ. FT.	STATUS	PRICE TO DATE	EST. DELIVERY
107 Palmetto Lane, Devon, PA 19333 | #7	0.55	Logan Custom	4,014±	Available	**$2,499,900	Spring 2027

*** Includes premiums and options selected to date.*

— ROSE GLENN HOMESITES —

HOMESITE #	ACRE	PREMIUM
1	0.60	SOLD
2	0.52	Model Home
3	0.50	SOLD
4	0.53	SOLD
5	0.58	SOLD

— ROSE GLENN HOMESITES —

HOMESITE #	ACRE	PREMIUM
6	0.80	SOLD
7	0.55	Spec Home
8	0.51	SOLD
9	0.48	-$15,000-
10*	0.75	-$20,000-

* Please consult sales manager re: details of the construction timing on homesite #10.

BENTLEY HOMES
EST. 1974

FOR ADDITIONAL INFORMATION

Please contact: Nicole Rymer 610-553-3530
NRymer@bentleyhomes.com | visit bentleyhomes.com

Please contact Nicole Rymer for individual floor plan and homesite specifics. All square footage calculations are approximate. Information & pricing subject to change at any time without notice 11/7/26.

HOWARD HANNA
REAL ESTATE SERVICES

— AVAILABLE CUSTOM HOMES —

ADDRESS	ACRE	FLOOR PLAN	SQ. FT. APPROX.	STATUS	PRICE TO DATE	EST. DELIVERY
2110 Union Hill Road Malvern, PA 19335	2.2	Atlee Custom	5,306	Available	*$1,999,900	Immediately

** Completed sale price including premiums, upgrades & options.*

BENTLEY HOMES
EST. 1974

FOR ADDITIONAL INFORMATION
Please contact: Meghan Chorin 610-299-9504
meghan.chorin@compass.com | visit bentleyhomes.com

Please contact Meghan Chorin for individual floor plan and homesite specifics. All square footage calculations are approximate. Information & pricing subject to change at any time without notice 11/7/26.

THE MEGHAN CHORIN TEAM
COMPASS