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 Custom
Square Footage: 3,645
4 Bedrooms | 3 Baths | 3 Car Garage
Acreage: 1.5

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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:

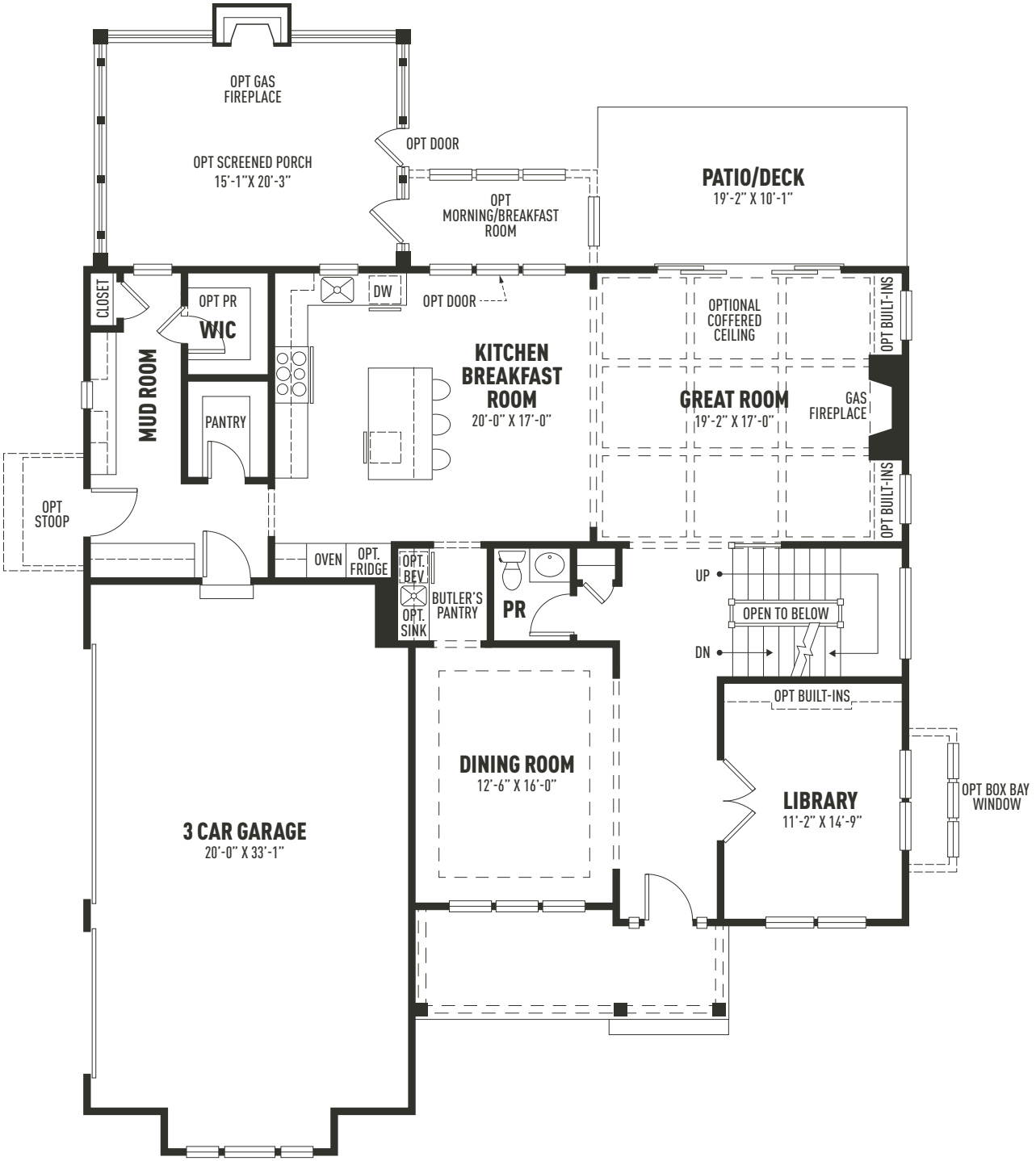
  Poured concrete foundation
  Insulated garage doors
- James Hardie cement board siding
- Underground electric, telephone and cable TV

THE BENTLEY DIFFERENCE

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

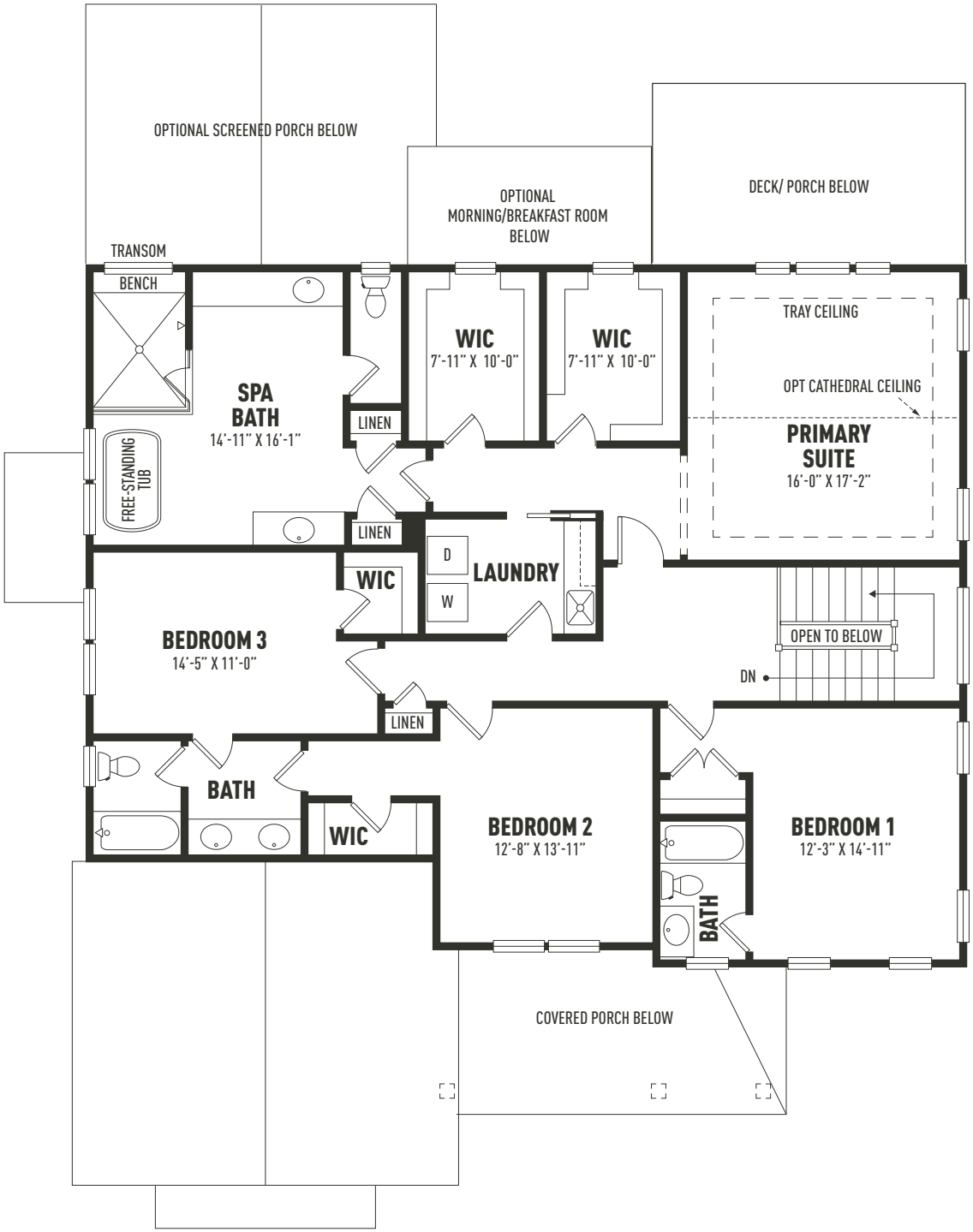
Personalize your home to perfection from a curated designer collection of options and upgrades

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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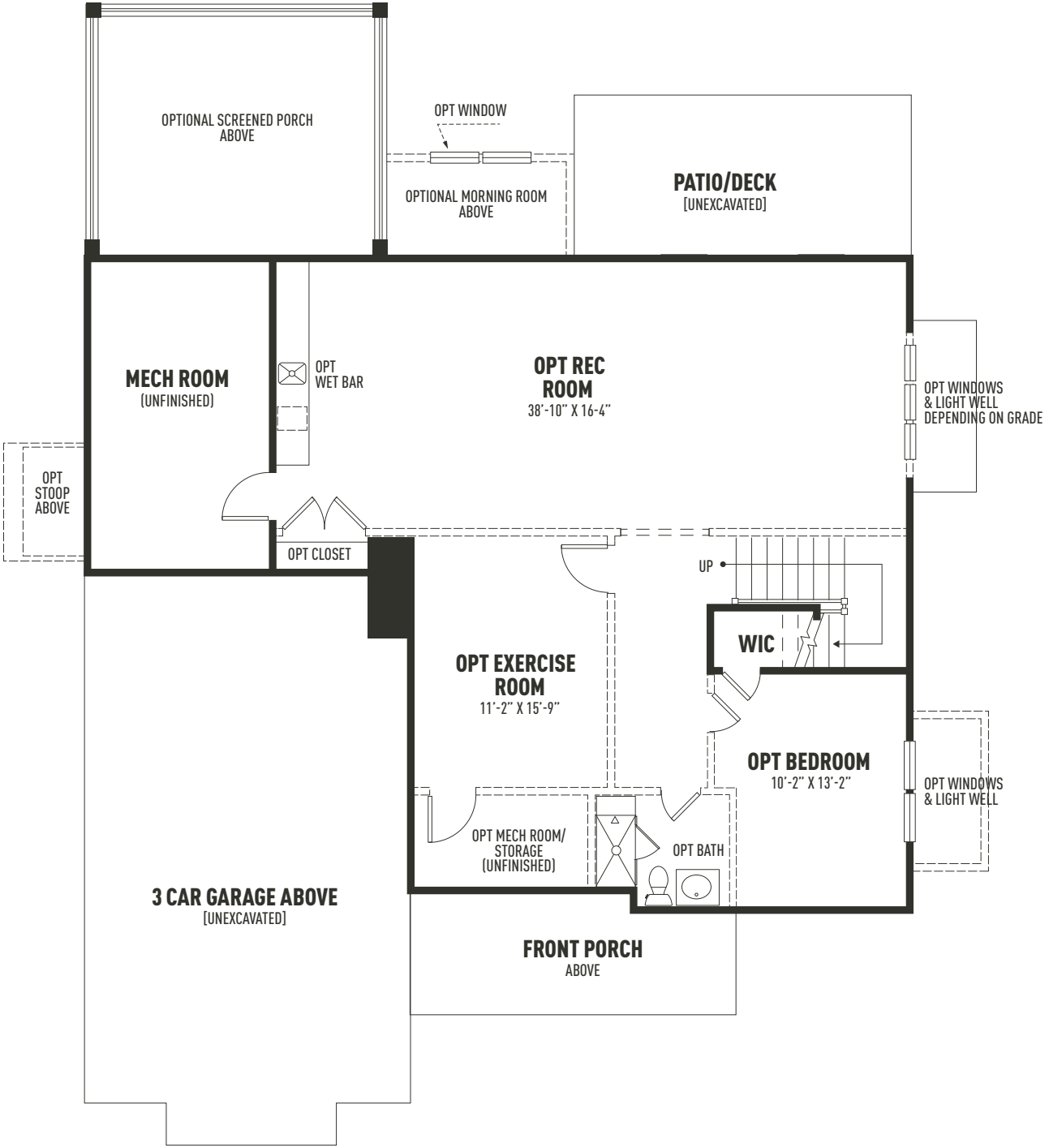
LOGAN CUSTOM
LOWER LEVEL



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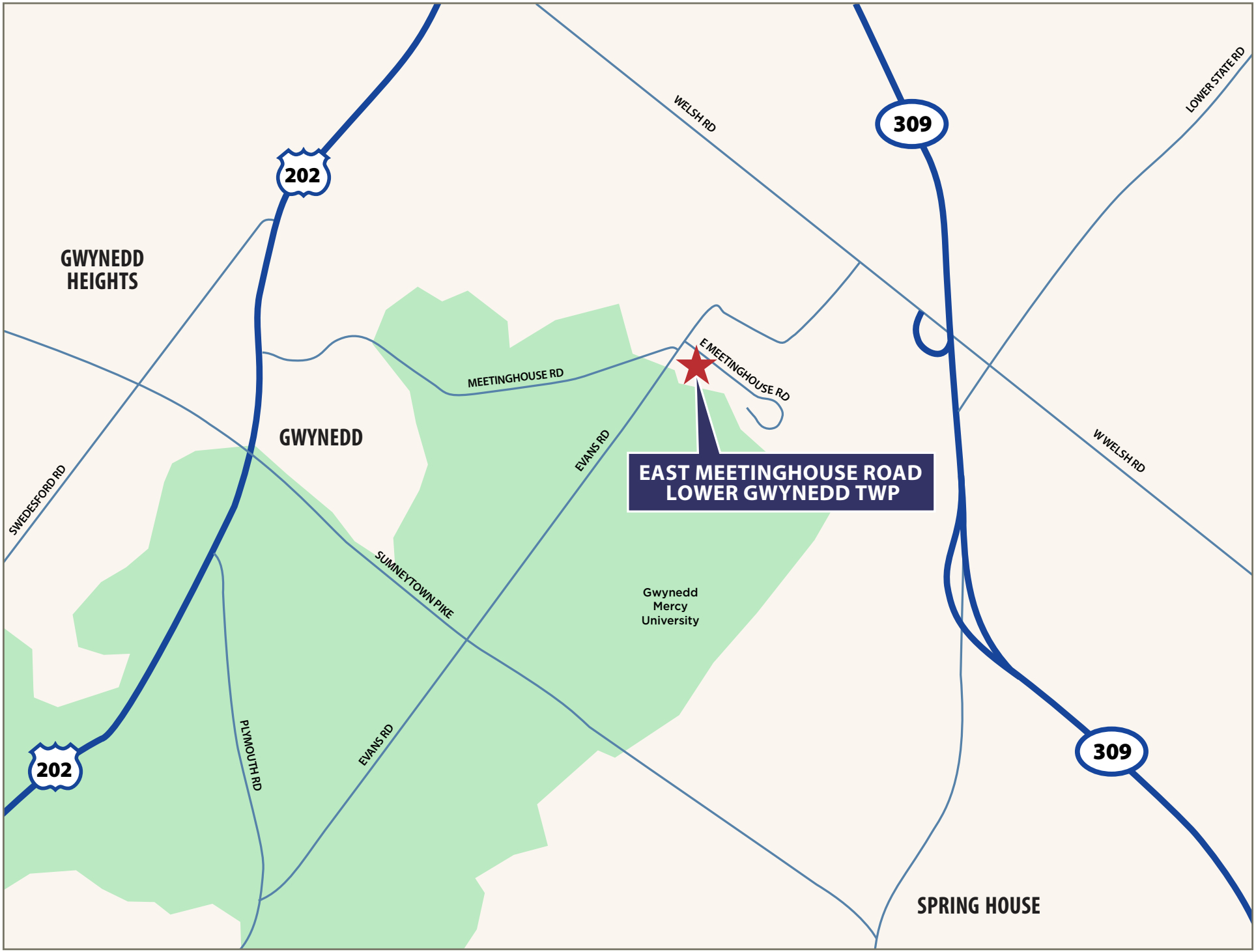
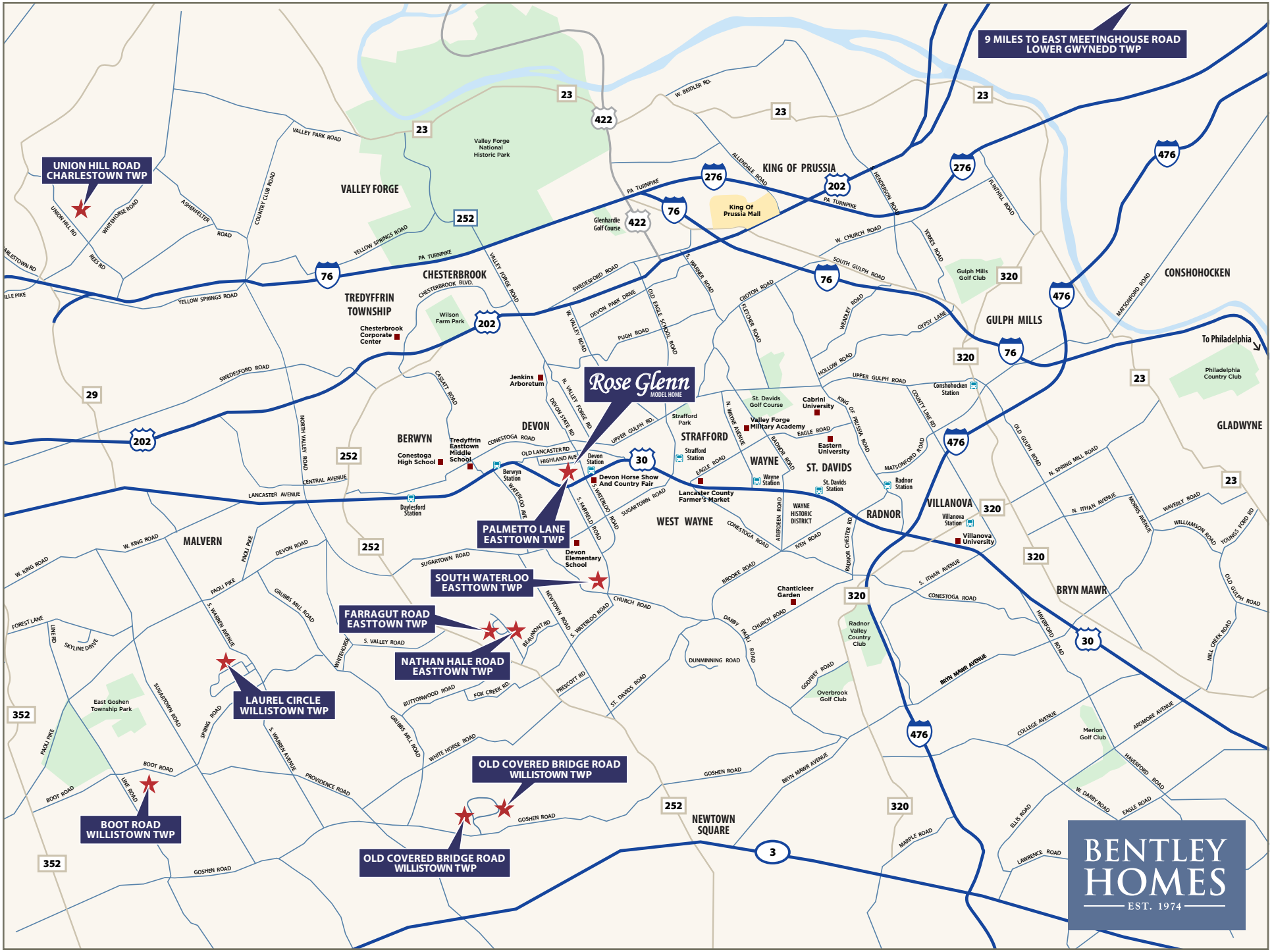

GWYNEDD HEIGHTS
GWYNEDD
SPRING HOUSE
202
309
WELSH RD
LOWER STATE RD
W WELSH RD
MEETINGHOUSE RD
E MEETINGHOUSE RD
EVANS RD
SWEDESFORD RD
SUMNEYTOWN PIKE
PLYMOUTH RD
Gwynedd Mercy University
EAST MEETINGHOUSE ROAD
LOWER GWYNEDD TWP


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
FARRAGUT ROAD
EASTTOWN TWP
NATHAN HALE ROAD
EASTTOWN TWP
LAUREL CIRCLE
WILLISTOWN TWP
OLD COVERED BRIDGE ROAD
WILLISTOWN TWP
BOOT ROAD
WILLISTOWN TWP
OLD COVERED BRIDGE ROAD
WILLISTOWN TWP
VALLEY FORGE
KING OF PRUSSIA
CHESTERBROOK
TREDYFFRIN
TOWNSHIP
BERWYN
DEVON
STRAFFORD
WAYNE
ST. DAVIDS
RADNOR
VILLANOVA
GULPH MILLS
CONSHOHOCKEN
GLADWYNE
BRYN MAWR
MALVERN
WEST WAYNE
NEWTOWN
SQUARE
Valley Forge
National
Historic Park
King Of
Prussia Mall
Glenhardie
Golf Course
Wilson
Farm Park
Chesterbrook
Corporate
Center
Jenkins
Arboretum
Conestoga
High School
Tredyffrin
Easttown
Middle
School
Berwyn
Station
Devon
Station
Devon Horse Show
And Country Fair
Daylesford
Station
Devon
Elementary
School
Strafford
Park
Strafford
Station
Valley Forge
Military Academy
St. Davids
Golf Course
Cabrini
University
Eastern
University
Wayne
Station
St. Davids
Station
Lancaster County
Farmer's Market
WAYNE
HISTORIC
DISTRICT
Radnor
Station
Villanova
Station
Villanova
University
Chanticleer
Garden
Radnor
Valley
Country
Club
Overbrook
Golf Club
Gulph Mills
Golf Club
Conshohocken
Station
Philadelphia
Country Club
To Philadelphia
Merion
Golf Club
East Goshen
Township Park
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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	5,235	Available	**$3,179,900	Spring 2027
1344 East Meetinghouse Road Lower Gwynedd, PA 19002	1.5	Logan Custom	3,645	Available	**$1,995,900	Spring 2027
39 Old Covered Bridge Road Newtown Square, PA 19073	5.0	Atlee Custom	4,346	Available	**$2,995,000	Spring 2027
103 Palmetto Lane Devon, PA 19333	0.55	Logan Custom	3,685	Available	**$2,499,900	Spring 2027
856 Farragut Road Berwyn, PA 19312	1.3	Chandler Custom	5,235	Available	**$2,979,900	Summer 2027
837 Nathan Hale Road Berwyn, PA 19312	1.0	Chandler Custom	5,235	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 9/26/26.

HOWARD HANNA
REAL ESTATE SERVICES

— ROSE GLENN MODELS —

MODEL	SQUARE FOOTAGE	BASE PRICE
Logan	3,685	$2,299,900
Baldwin	4,039	$2,349,900
Atlee	4,346	$2,399,900

— ROSE GLENN SPEC HOME —

ADDRESS & HOMESITE #	ACRE	FLOOR PLAN	SQ. FT.	STATUS	PRICE TO DATE	EST. DELIVERY
103 Palmetto Lane, Devon, PA 19333 | #7	0.55	Logan Custom	3,685±	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 9/26/26.

HOWARD HANNA
REAL ESTATE SERVICES

— 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	*$2,599,900	Fall 2026

Completed sale price including premiums, upgrades & options.

BENTLEY HOMES
EST. 1974

FOR ADDITIONAL INFORMATION

Please contact: Bill McGarrigle 484-874-4777
Bill@billmcgarrigleteam.com | visit 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 9/26/26.

KELLERWILLIAMS
REAL ESTATE

— 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	5,204	Available	*$2,149,900	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 9/26/26.

THE MEGHAN CHORIN TEAM
COMPASS