2110 UNION HILL RD, MALVERN, PA 19355

A Bentley Custom Design

BENTLEY HOMES
EST. 1974

BentleyHomes.com



2110 Union Hill Rd, Malvern, PA 19355

Model: Atlee Custom
Square Footage: 4,448
4 Bedrooms | 3.5 Baths | 3 Car Garage
Acreage: 2.2



2110 Union Hill Rd, Malvern, PA 19355

SIGNATURE APPOINTMENTS | 2110 Union Hill Rd, 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 Charlestown Township: private, tranquil & secluded.
- Convenient to PA turnpike, Great Valley Corporate Center and the Main Line.

ARCHITECTURAL

- Design by nationally acclaimed architects
- Open, airy floorplan with a traditional feel
- 4 bedrooms, 3 baths & powder room
- Finished recreation room in lower level
- Spacious library
- Three car garage
- Gas fireplace & beamed ceiling in great room
- 6.5" wide-plank engineered wood flooring
- Classic 2-panel solid core interior doors
- Main staircase with stained oak stair treads & handrails; painted newel posts, baluster & risers
- Oversized 7 ¼" baseboard trim
- Built-in cubbies in mudroom
- Covered 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
- Kohler farm sink with Kohler Crue faucet and pullout spray in polished chrome
- Oversized island
- Luxury appliances including:

  Subzero refrigerator classic side by side, panel ready
  Bosch 36" gas range
  Bosch dishwasher, panel ready
  Bosch microwave drawer
  XO chimney exhaust hood
  XO beverage center
- Pantry storage and butler's pantry

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BATHS

- Formal powder room with Kohler Memoirs pedestal sink and Moen Voss 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
- Rough-in bathroom lower level

UTILITIES / CONSTRUCTION

- 92% high efficiency gas heater
- 75-gallon gas hot water heater
- 13-SEER A/C
- 400 AMP service
- 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
- On-site septic & well
- Loop driveway

THE BENTLEY DIFFERENCE

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

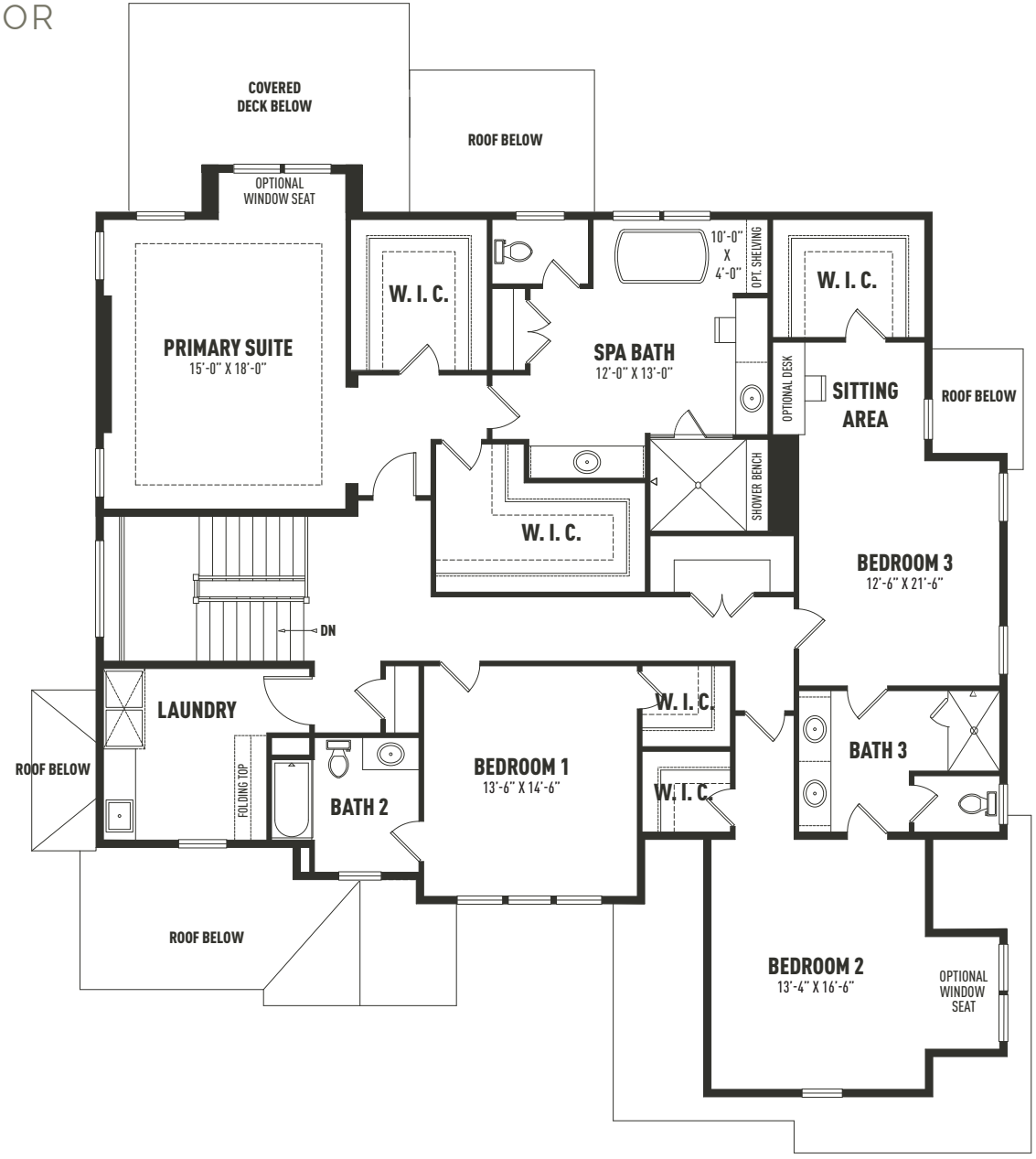
Personalize your home to perfection from a curated designer collection of options and upgrades

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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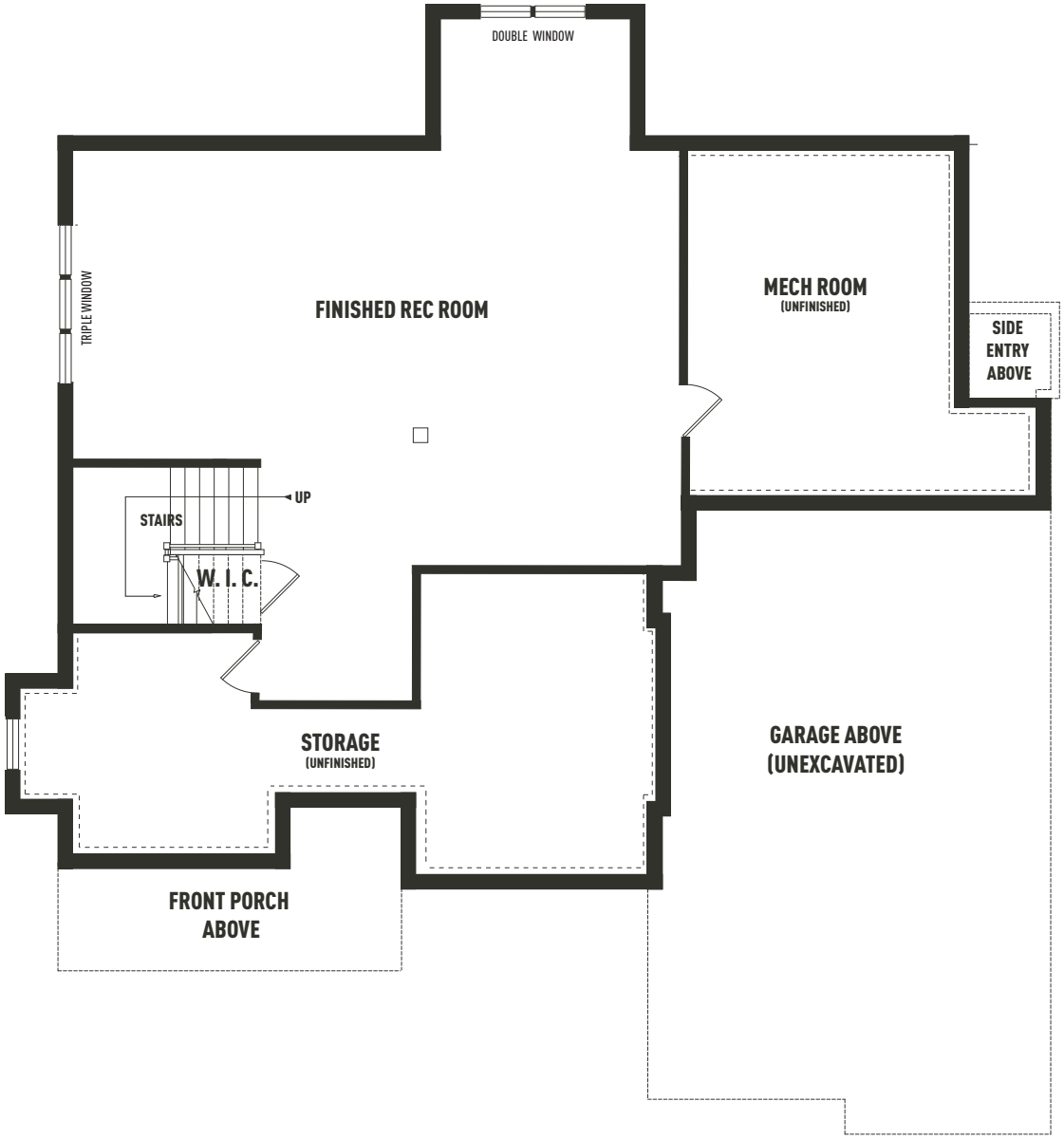
ATLEE
LOWER LEVEL



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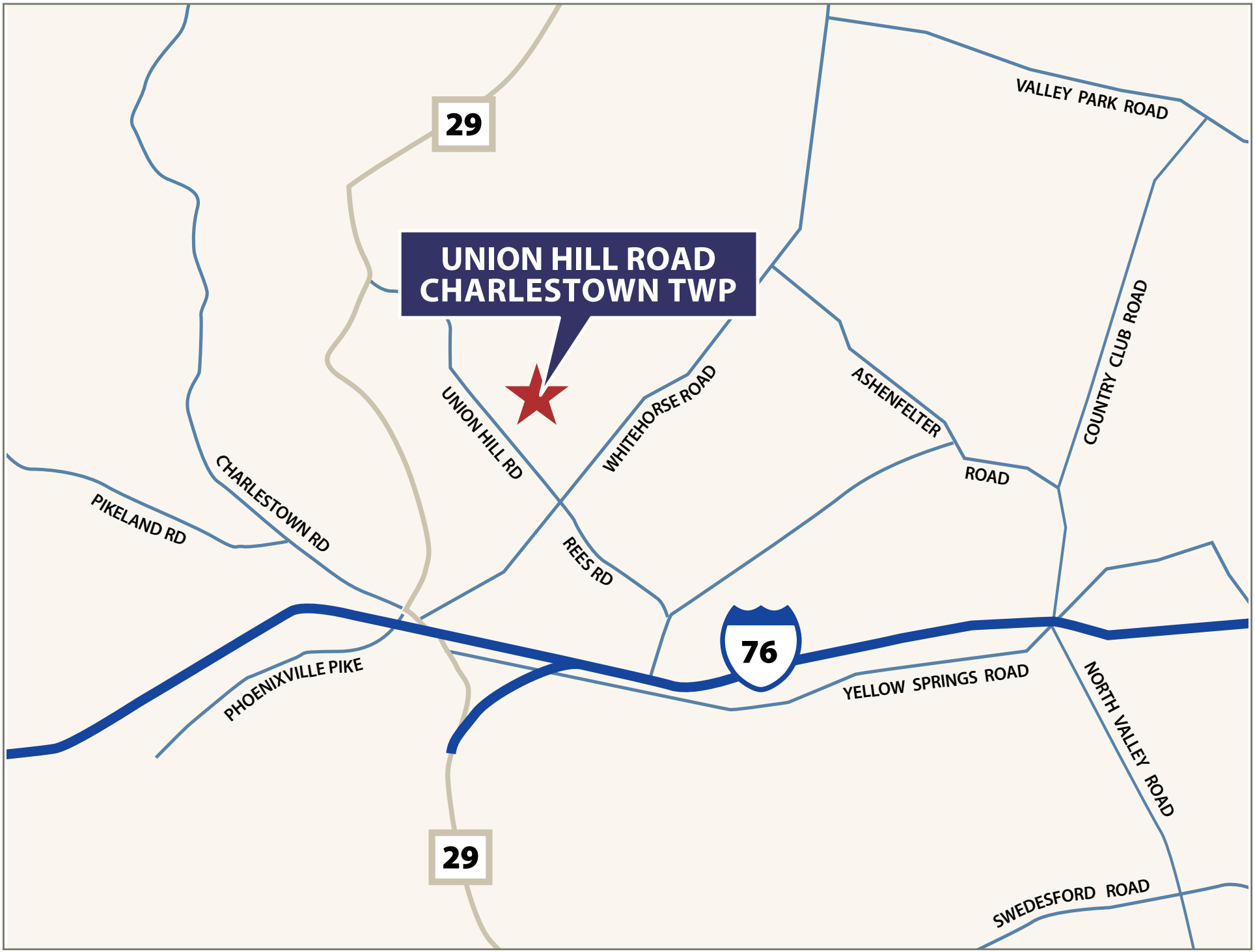
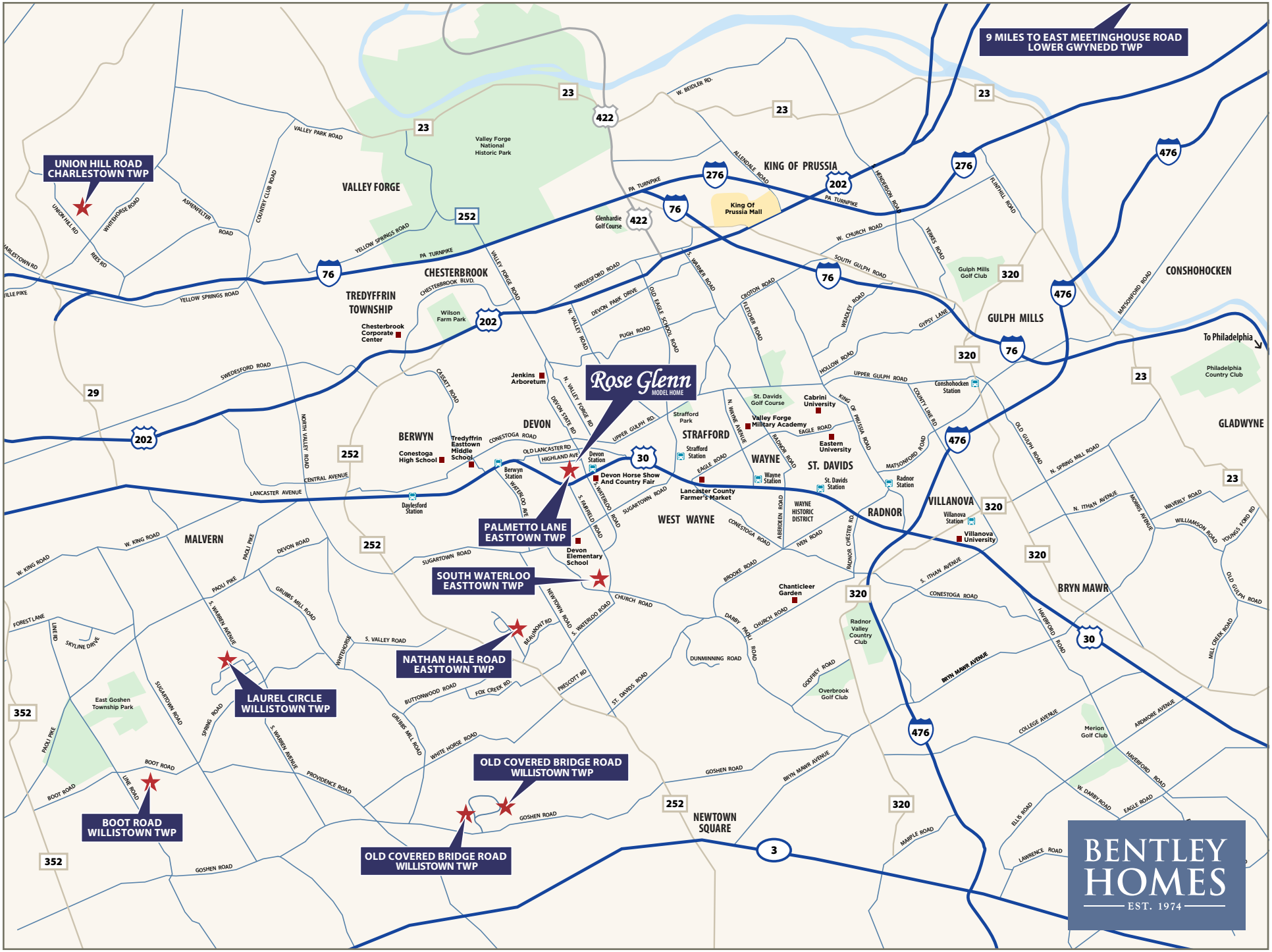
Acreage: 2.0


UNION HILL ROAD
CHARLESTOWN TWP
29
VALLEY PARK ROAD
COUNTRY CLUB ROAD
UNION HILL RD
WHITEHORSE ROAD
ASHENFELTER
ROAD
CHARLESTOWN RD
PIKELAND RD
REES RD
76
PHOENIXVILLE PIKE
YELLOW SPRINGS ROAD
NORTH VALLEY ROAD
29
SWEDESFORD ROAD


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
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
Tredyffrin
Easttown
Middle
School
Conestoga
High School
Berwyn
Station
Devon
Station
Devon Horse Show
And Country Fair
Daylesford
Station
Strafford
Park
Strafford
Station
St. Davids
Golf Course
Valley Forge
Military Academy
Cabrini
University
Eastern
University
Wayne
Station
St. Davids
Station
Radnor
Station
Lancaster County
Farmer's Market
WAYNE
HISTORIC
DISTRICT
Devon
Elementary
School
Chanticleer
Garden
Radnor
Valley
Country
Club
Overbrook
Golf Club
Gulph Mills
Golf Club
Conshohocken
Station
Villanova
Station
Villanova
University
Philadelphia
Country Club
To Philadelphia
East Goshen
Township Park
Merion
Golf Club
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— 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

— 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.

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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