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2110 UNION HILL RD, MALVERN, PA 19355  
A Bentley Custom Design

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BentleyHomes.com



2110 Union Hill Rd, Malvern, PA 19355

Model: Atlee Custom  
Square Footage: 5,204  
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

## SIGNATURE APPOINTMENTS

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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.

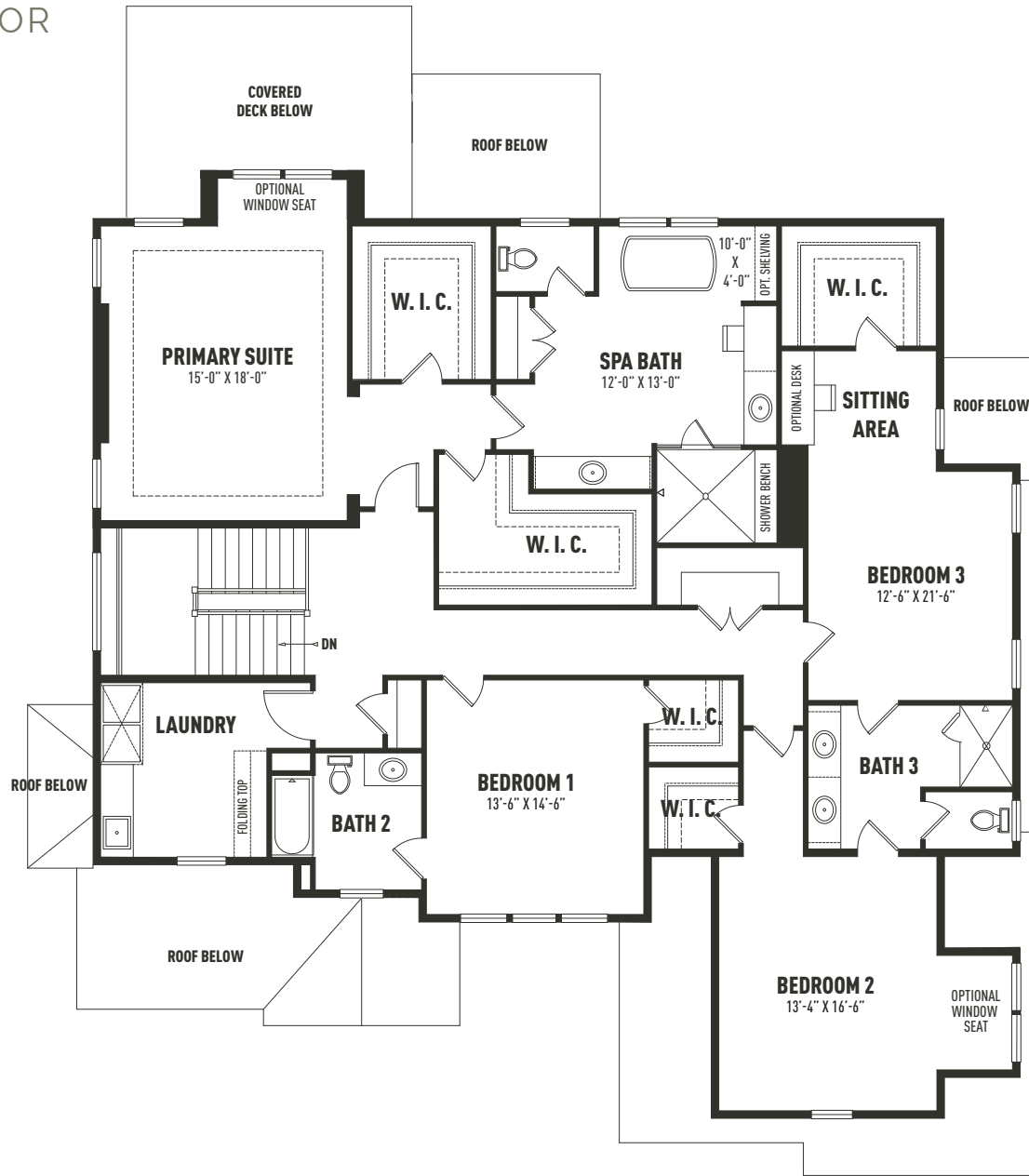
Personalize your home to perfection from a curated designer collection of options and upgrades

# ATLEE FIRST FLOOR



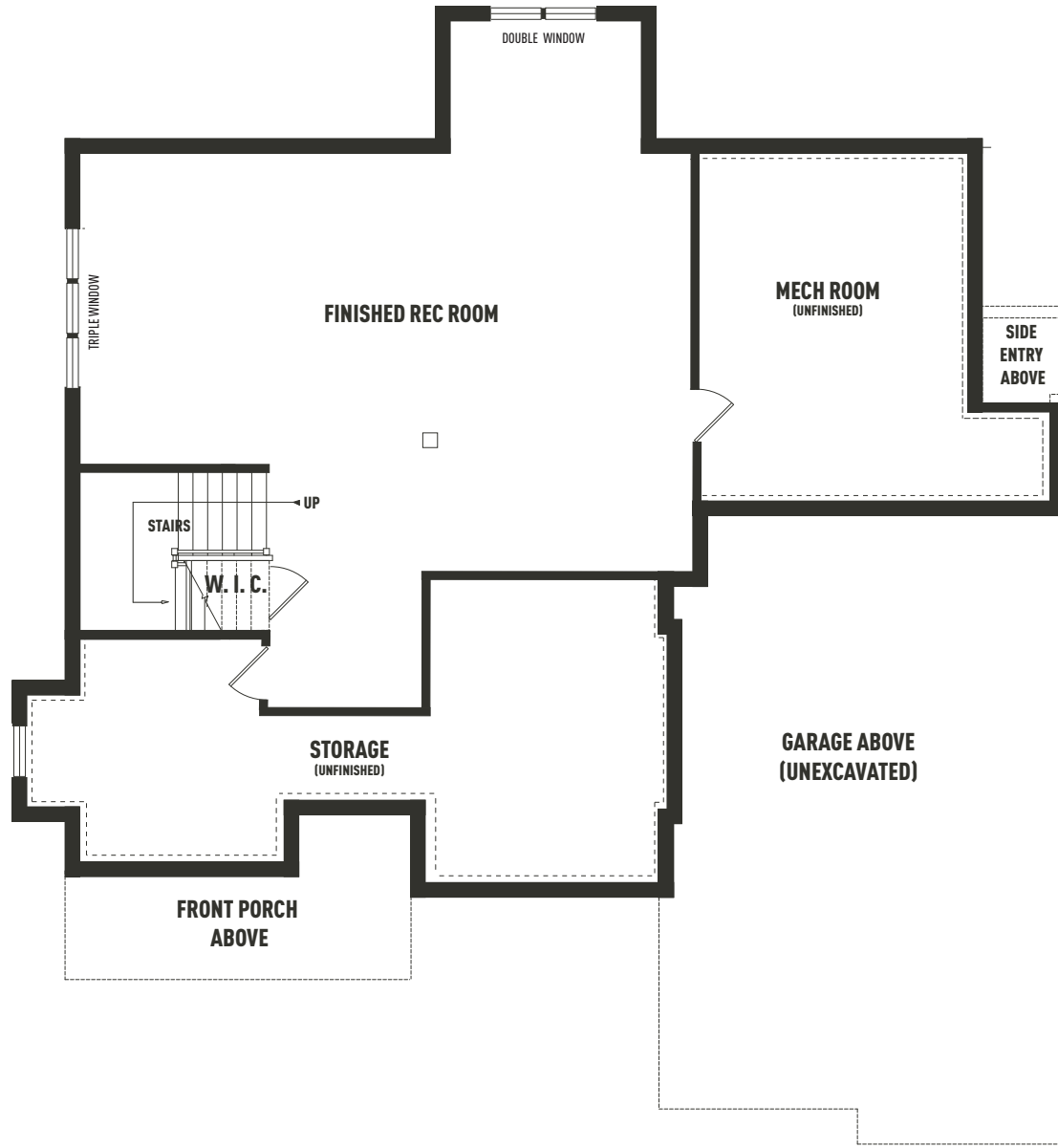
Sketches and illustrations are artist's renderings only. Details, dimensions and colors are subject to change and field variations. All sizes and dimensions are approximate. See sales manager for specifics relating to your home and homesite.

ATLEE  
SECOND FLOOR



*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  
LOWER LEVEL



*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.*

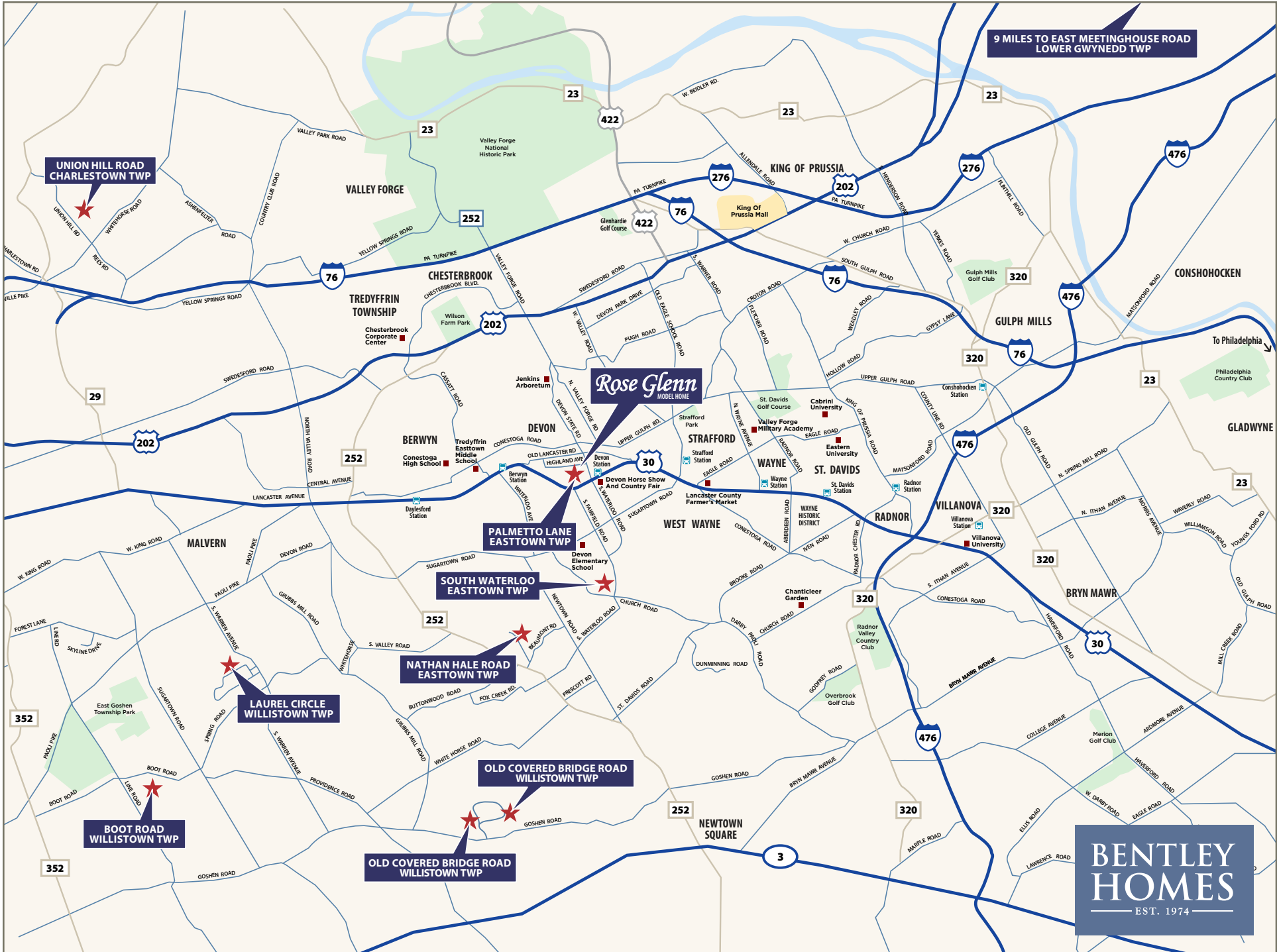


UNION HILL ROAD

2110 Union Hill Rd, Malvern, PA 19355

Acreage: 2.0





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

**BENTLEY HOMES**  
EST. 1974

— AVAILABLE CUSTOM HOMES —

| ADDRESS  | ACRE | FLOOR PLAN      | SQ. FT. APPROX. | STATUS          | PRICE TO DATE | EST. DELIVERY |
|--|------|-----------------|-----------------|-----------------|---------------|---------------|
| 2110 Union Hill Road<br>Malvern, PA 19335              | 2.2  | Atlee Custom    | 5,204           | Available       | *\$2,249,900  | Immediately   |
| 104 Palmetto Lane<br>Devon, PA 19333                   | 0.50 | Atlee Custom    | 4,346           | <b>RESERVED</b> | *\$2,695,000  | Immediately   |
| 105 Palmetto Lane<br>Devon, PA 19333                   | 0.51 | Atlee Custom    | 4,346           | <b>SOLD</b>     | \$2,501,691   | Spring 2026   |
| 837 Nathan Hale Road<br>Berwyn, PA 19312               | 1.0  | Chandler Custom | 5,235           | <b>SOLD</b>     | \$2,849,900   | Fall 2026     |
| 718 South Waterloo Road<br>Devon, PA 19333             | 1.0  | Chandler Custom | 5,235           | Available       | **\$3,179,900 | Fall 2026     |
| 1344 East Meetinghouse Road<br>Lower Gwynedd, PA 19002 | 1.5  | Iven II Custom  | 5,044           | Available       | **\$2,187,900 | Winter 2026   |
| 39 Old Covered Bridge Road<br>Newtown Square, PA 19073 | 5.0  | Atlee Custom    | 4,346           | Available       | **\$2,995,000 | Winter 2026   |

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

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



**FOR ADDITIONAL INFORMATION**

Please contact: Art Herling 215-431-3944 (mobile) | [Art@Howardhanna.com](mailto:Art@Howardhanna.com)  
 Nicole Rymer 610-553-3530 | [NRymer@bentleyhomes.com](mailto:NRymer@bentleyhomes.com) | visit [bentleyhomes.com](http://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 6/2/26.*



**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 |
|---|------|--------------|---------|-----------------|---------------|---------------|
| 104 Palmetto Lane, Devon, PA 19333   #3 | 0.50 | Atlee Custom | 4,346±  | <b>RESERVED</b> | *\$2,695,000  | Immediately   |

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

— ROSE GLENN HOMESITES —

| HOMESITE # | ACRE | PREMIUM         |
|------------|------|-----------------|
| 1          | 0.60 | -\$100,000-     |
| 2          | 0.52 | Model Home      |
| 3          | 0.50 | <b>RESERVED</b> |
| 4          | 0.53 | <b>SOLD</b>     |
| 5          | 0.58 | <b>SOLD</b>     |

— ROSE GLENN HOMESITES —

| HOMESITE # | ACRE | PREMIUM     |
|------------|------|-------------|
| 6          | 0.80 | <b>SOLD</b> |
| 7          | 0.55 | -\$0-       |
| 8          | 0.51 | <b>SOLD</b> |
| 9          | 0.48 | -\$15,000-  |
| 10         | 0.75 | Unavailable |



**FOR ADDITIONAL INFORMATION**

Please contact: Nicole Rymer 610-553-3530  
[NRymer@bentleyhomes.com](mailto:NRymer@bentleyhomes.com) | visit [bentleyhomes.com](http://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 6/2/26.*



**HOWARD  
HANNA**  
REAL ESTATE SERVICES

— AVAILABLE CUSTOM HOMES —

| ADDRESS                               | ACRE | FLOOR PLAN   | SQ. FT. APPROX. | STATUS    | PRICE TO DATE | EST. DELIVERY |
|---------------------------------------|------|--------------|-----------------|-----------|---------------|---------------|
| 10 Laurel Circle<br>Malvern, PA 19355 | 2.1  | Atlee Custom | 4,346           | Available | *\$2,659,927  | Summer 2026   |

\* Includes lot premium and options selected to date.



**FOR ADDITIONAL INFORMATION**

Please contact: Bill McGarrigle 484-874-4777  
[Bill@billmcgarrigleteam.com](mailto:Bill@billmcgarrigleteam.com) | visit [bentleyhomes.com](http://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 6/2/26.*

