
27 DUNMINNING ROAD, NEWTOWN SQUARE, PA 19073

A Bentley Custom Design



BentleyHomes.com



27 Dunminning Road, Newtown Square, PA 19073

Model: Hudson Custom
Square Footage: 6,435*
Acreage: 1.42

** SF includes some finished lower level space.*

SIGNATURE APPOINTMENTS

27 Dunminning Road, Newtown Square, PA 19073

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

ARCHITECTURAL

- Stunning 1.4-acre homesite
- Spectacular view of Darby Creek
- Minutes from Aronimink Golf Club
- Design by nationally acclaimed architects
- Open, airy beautiful floor plan offering 4 bedrooms with 4 full and 2 half-baths
- Finished lower level rec room with full bath and walk-out to large patio
- Three car garage
- Gas fireplace and built-in bench seats in great room
- Wood floors entire first floor & second floor hallway
- Classic 2-panel solid core interior doors
- Coffered ceiling in great room
- Main staircase with stained oak stair treads & handrails; painted newel posts, balusters & risers
- Oversized 7 1/4" baseboard trim
- Abundant closet space with melamine shelving
- Built-in cubbies in mudroom
- Command center in mudroom
- Large composite deck

KITCHEN

- Professionally designed layout with Century Carriage House soft close cabinets to ceiling
- Dramatic twin kitchen islands
- Designer finishes by Linda Phillips Designs
- Kohler cast iron farmhouse sink with polished nickel faucet & sidespray
- Luxury appliances including:
 - stainless steel double wall oven
 - 36" Wolf 6-burner gas range top w/downdraft
 - stainless steel dishwasher
 - stainless steel microwave drawer
 - Monogram 42" French door refrigerator with cabinetry panels
 - stainless steel beverage center
- Butler's pantry & oversized storage pantry

SIGNATURE APPOINTMENTS

27 Dunminning Road, Newtown Square, PA 19073

BATHS

- Formal powder room with Fitzgerald pedestal sink & polished nickel faucet
- Spacious spa bath with large vanities, quartz vanity tops, marble floors and shower walls
- Kohler polished nickel faucets, shower head, hand-held & rain head
- Spa bath with two water closets
- Spa bathroom with 66" free-standing soaking tub & floor mount tub filler
- Frameless shower door in spa bathroom
- Century Carriage House vanity cabinets with soft close drawers

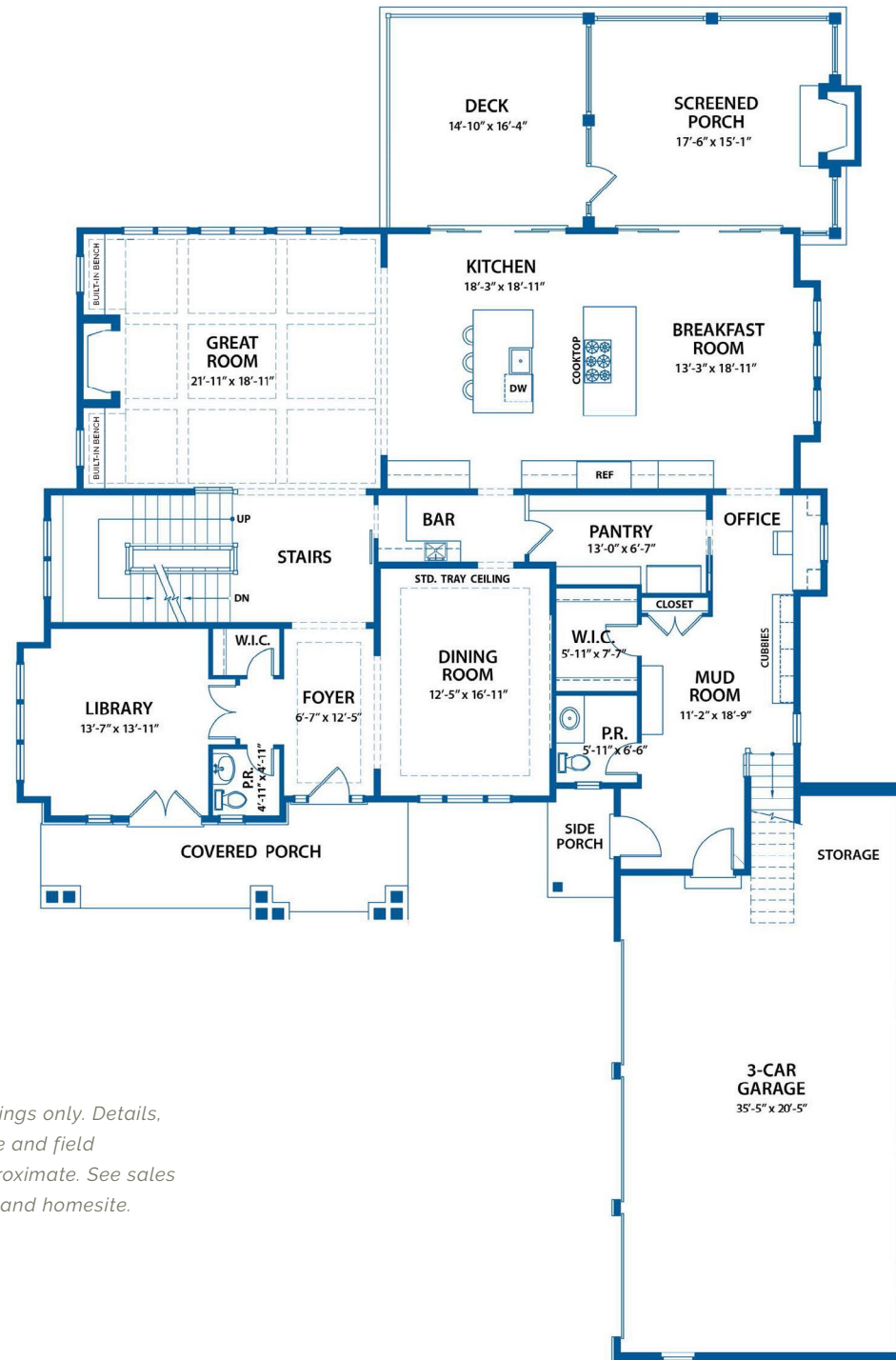
UTILITIES / CONSTRUCTION

- 92% high efficiency gas heater
- 75-gallon gas hot water heater
- 13-SEER A/C
- 400 AMP service
- Public water; on-site septic
- Propane gas
- Energy efficient construction
 - Poured concrete foundation
 - Insulated garage doors
- Andersen Low E, low maintenance, tilt-in insulated windows for easy cleaning
- Stone and James Hardie cement board siding
- Underground electric, telephone and cable television

THE BENTLEY DIFFERENCE

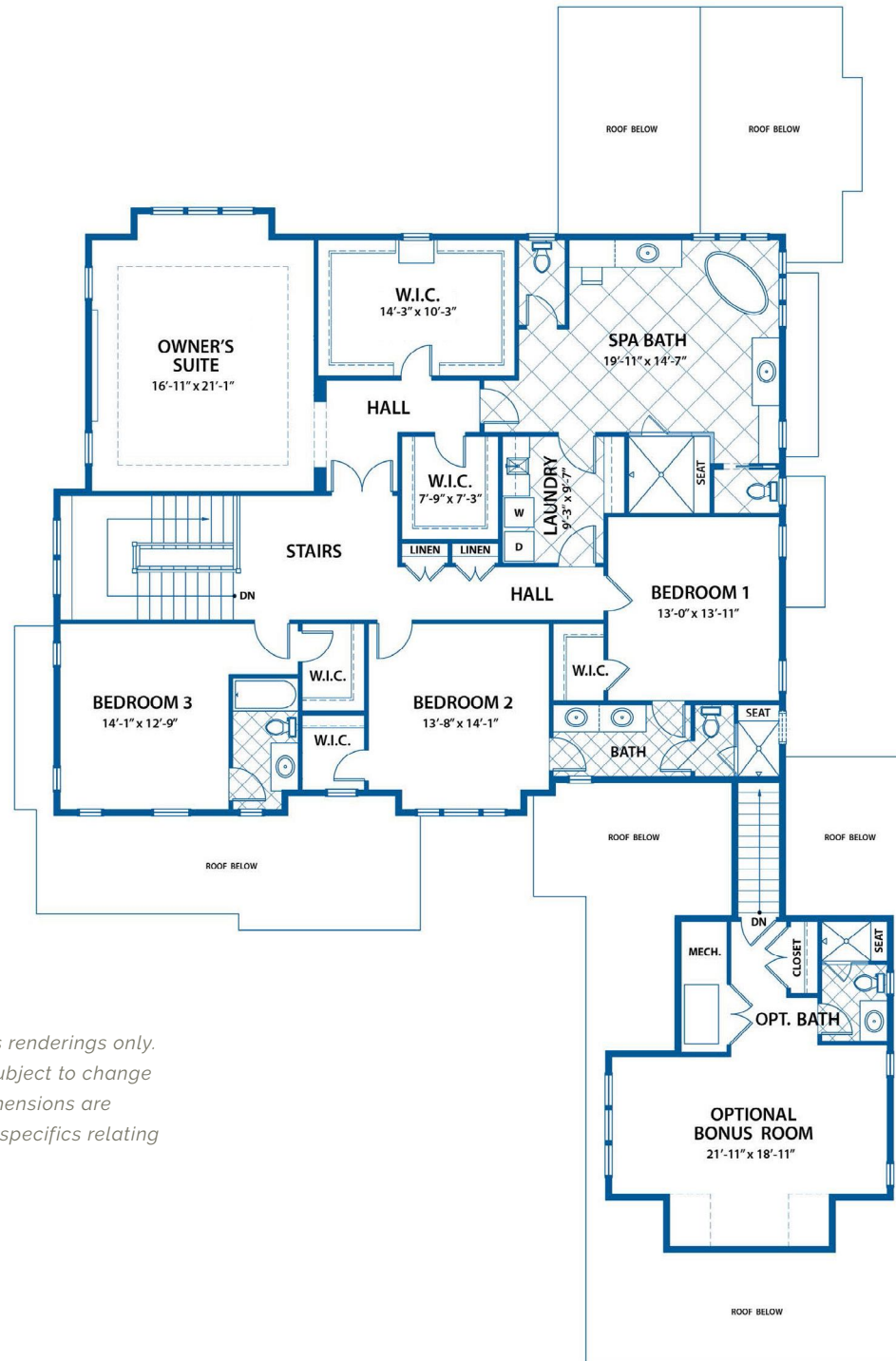
For a half-century, the Bentley name has been synonymous with design excellence and superior quality construction.

HUDSON 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.

HUDSON SECOND FLOOR

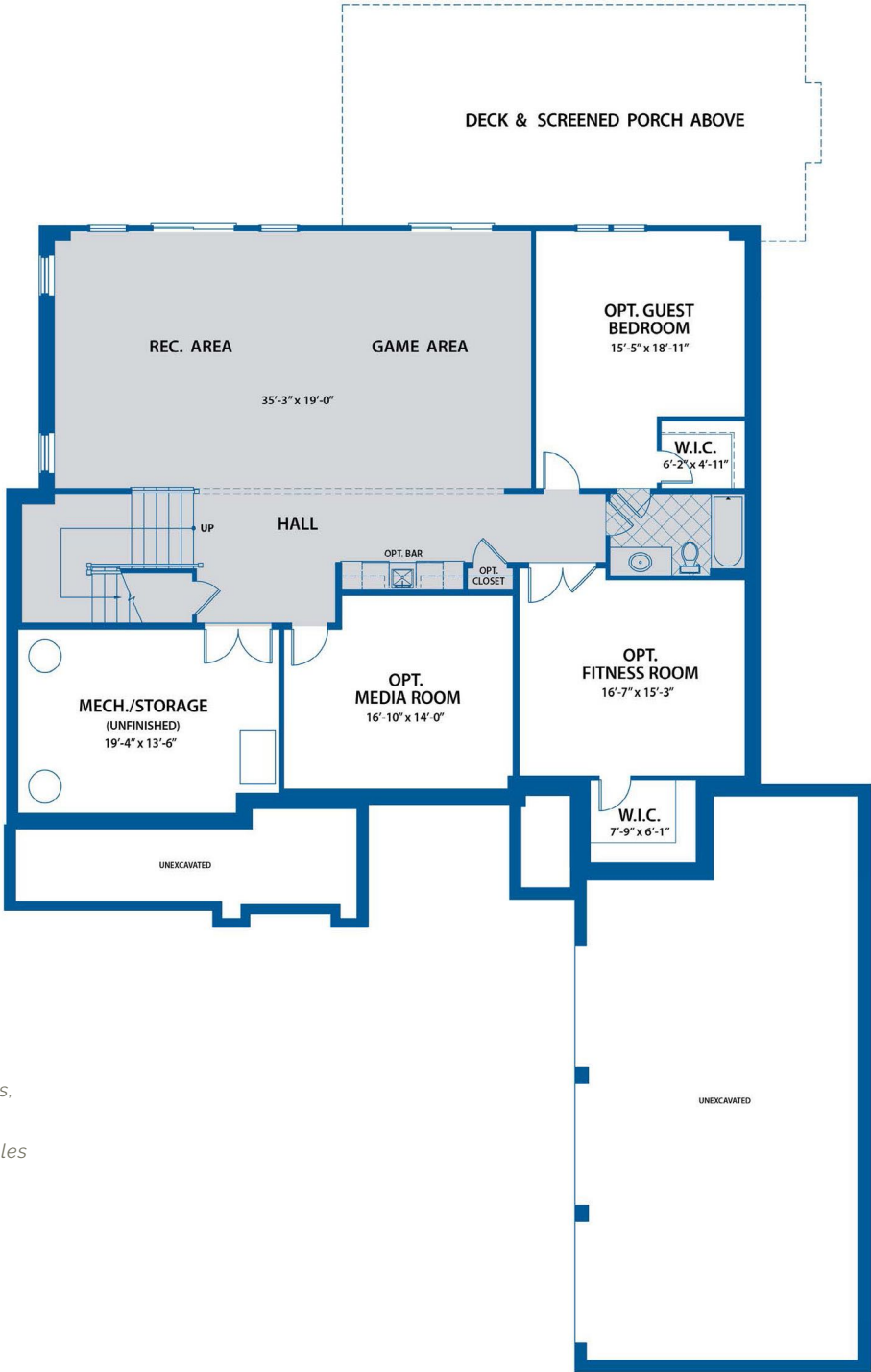


Sketches and illustrations are artist's renderings only. Details, dimensions and colors are subject to change and field variations. All sizes and dimensions are approximate. See sales manager for specifics relating to your home and homesite.

ALTERNATE "A"
BONUS ROOM PLAN

HUDSON
OPTIONAL FINISHED
LOWER LEVEL

 INCLUDED FINISHED
LIVING SPACE

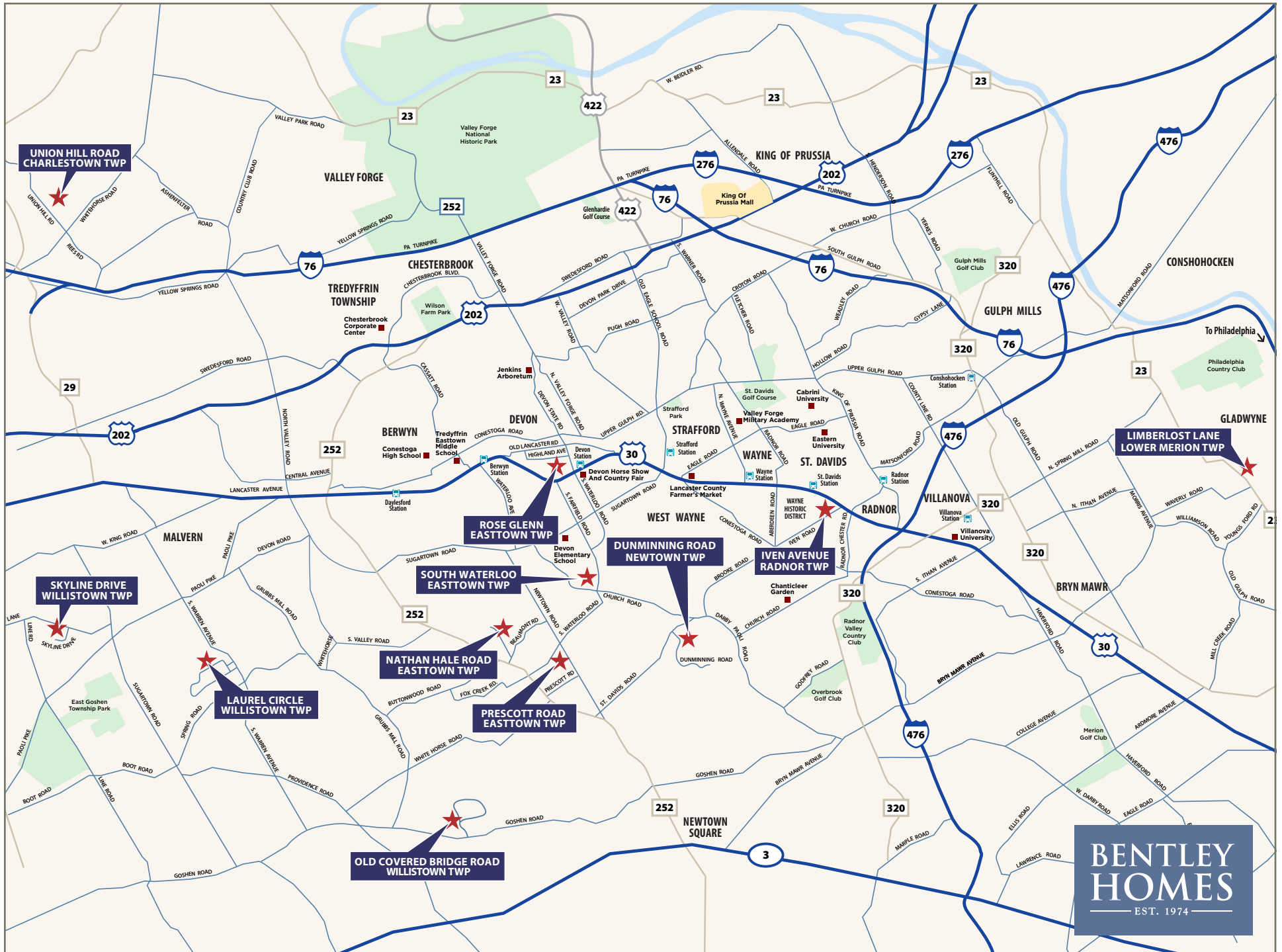


Sketches and illustrations are artist's renderings only. Details, dimensions and colors are subject to change and field variations. All sizes and dimensions are approximate. See sales manager for specifics relating to your home and homesite.



27 Dunminning Road, Newtown Square, PA 19073
Acreage: 1.42





— 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	4,346	RESERVED	*\$2,354,778	November 2025
104 Palmetto Lane Devon, PA 19333	0.50	Atlee Custom	4,346	Available	*\$2,707,543	December 2025
105 Palmetto Lane Devon, PA 19333	0.51	Atlee Custom	4,346	Available	*\$2,469,887	Spring 2026
837 Nathan Hale Road Berwyn, PA 19312	1.0	Chandler Custom	5,235	Available	*\$2,849,900	Summer 2026
718 South Waterloo Road Devon, PA 19333	1.0	Chandler Custom	5,235	Available	*\$3,179,900	Summer 2026
20 Constant Spring Lane Malvern, PA 19335	47.0±	Chandler Custom	5,235	Available	*\$4,275,000	Fall 2026
317 Iven Avenue Wayne, PA 19087	.33	Iven Custom	4,741	SOLD		Summer 2025
7 Old Covered Bridge Road Newtown Square, PA 19073	2.0	Iven Custom	4,741	SOLD		Summer 2026
916 Prescott Berwyn, PA 19312	1.0	Chandler Custom	5,235	SOLD		Summer 2025

* Includes lot premium and options selected to date.



FOR ADDITIONAL INFORMATION

Please contact: Art Herling 610-225-7400 (office) | 215-431-3944 (mobile) | ART@LNF.com
Nicole Rymer 610-553-3530 | NRymer@bentleyhomes.com | visit www.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 10/16/25.



— ROSE GLENN MODELS —

MODEL	SQUARE FOOTAGE	BASE PRICE
Logan	3,685	\$2,249,900
Atlee	4,346	\$2,349,900
Baldwin	4,039	\$2,299,900

— 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±	Available	\$2,707,543	December 2025
105 Palmetto Lane, Devon, PA 19333 #8	0.51	Atlee Custom	4,346±	Available	\$2,469,887	Spring 2026

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

— ROSE GLENN HOMESITES —

HOMESITE #	ACRE	PREMIUM
1	0.60	\$100,000
2	0.52	Model Home
3	0.50	Spec Home
4	0.53	SOLD
5	0.58	RESERVED

— ROSE GLENN HOMESITES —

HOMESITE #	ACRE	PREMIUM
6	0.80	\$150,000
7	0.55	—
8	0.51	Spec Home
9	0.48	\$15,000
10	0.75	Unavailable

FOR ADDITIONAL INFORMATION

Please contact: Nicole Rymer 610-553-3530
NRymer@bentleyhomes.com | visit www.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 10/16/25.



— 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 10/16/25.

