

---

317 IVEN AVENUE, WAYNE, PA 19087

A Bentley Custom Design

---



BentleyHomes.com



317 Iven Avenue, Wayne, PA 19087

Model: Iven Custom  
Square Footage: 4,741  
Acreage: .33 Acres



317 Iven Avenue, Wayne, PA 19087





317 Iven Avenue, Wayne, PA 19087

## SIGNATURE APPOINTMENTS

317 Iven Avenue, Wayne, PA 19087

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

### GREAT LOCATION

- Close to downtown Wayne & Radnor High School
- Adjacent to beautiful park
- Easy access to Blue Route

### ARCHITECTURAL

- Designs by nationally acclaimed architects
- Open, airy beautiful floor plan offering 4 bedrooms and 4.5 bathrooms
- Oversized two car garage
- Gas fireplace and coffered ceiling in great room
- Open second floor with lounge
- 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, balusters & risers
- Oversized 7 ¼" baseboard trim
- Spacious library
- Convenient command center in kitchen

- Abundant closet space with melamine shelving
- Built-in cubbies in mudroom
- Large-brushed covered concrete patio
- Separate grill patio

### KITCHEN

- Professionally designed layout with 42" Century Carriage House soft close cabinets
- Granite or quartz countertops with 3"x 6" Dal Tile Rittenhouse staggered subway tile backsplash
- Farmhouse sink with single lever Kohler Simplice faucet in polished chrome with pullout spray
- Luxury appliances including:
  - 36" Wolf 6-burner gas range
  - Bosch stainless steel dishwasher with panel
  - stainless steel microwave drawer
  - Subzero French door refrigerator with panels
  - XO exhaust hood with cabinetry panels
  - XO beverage cooler
- Pantry storage and butler's pantry

## SIGNATURE APPOINTMENTS

317 Iven Avenue, Wayne, PA 19087

### BATHS

- Formal powder room with Kohler Memoirs pedestal sink and 8" widespread faucet in polished chrome
- Spacious and luxurious spa bath featuring:
  - Kohler tempered faucets in polished chrome with 8" spread and separate commode room
  - Free-standing soaking tub and floor mount tub filler
  - Frameless shower door
- All bedrooms feature ensuite baths and include:
  - Quartz or granite countertops
  - Century Carriage House vanities with soft closed drawers
  - 12" x 12" floor tiles & 10" x 14" wall tiles
  - All showers have mosaic tile floors
  - Kohler Highline toilets

### UTILITIES / CONSTRUCTION

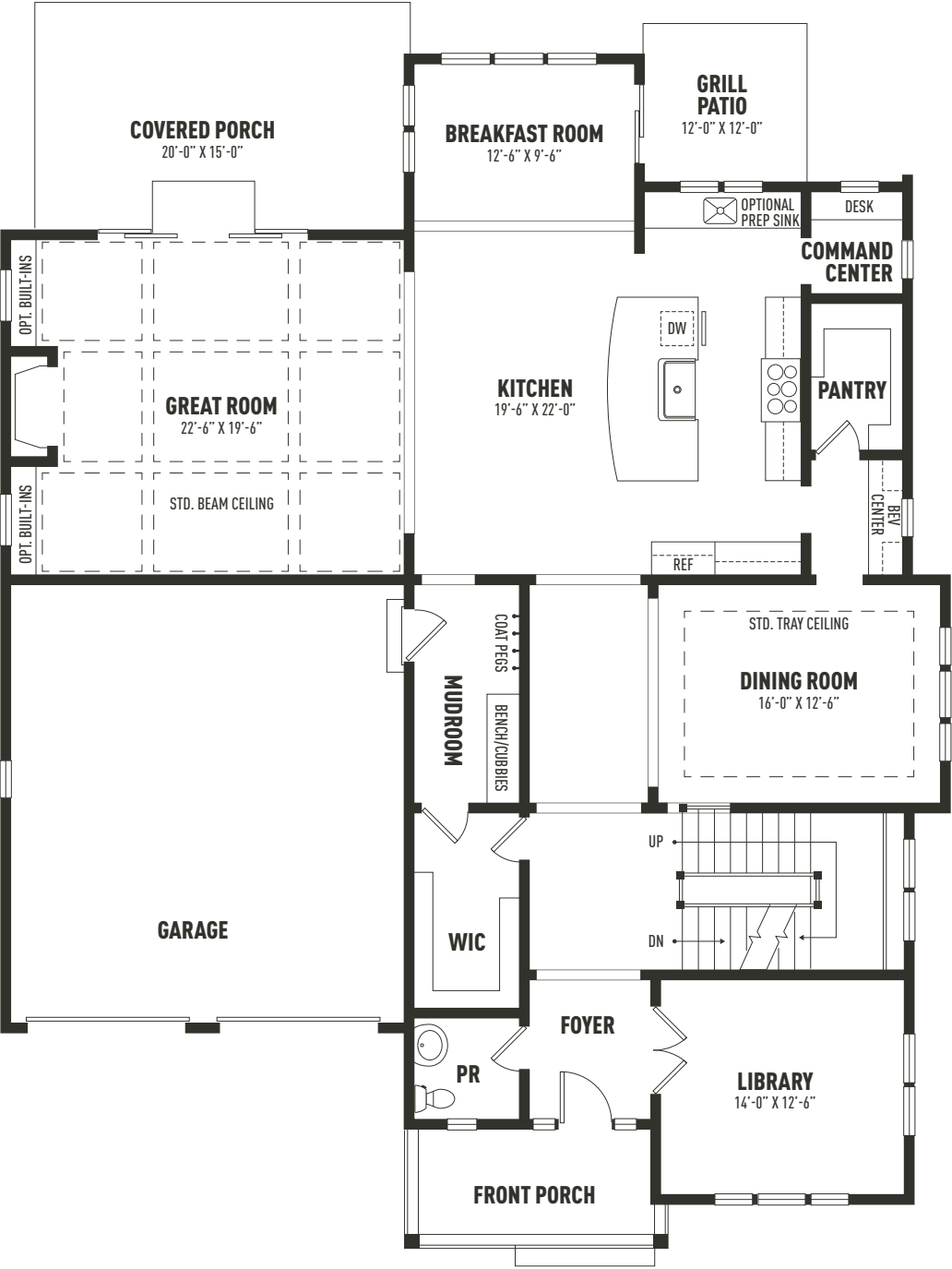
- 92% high efficiency gas heater
- 75-gallon gas hot water heater
- 13-SEER A/C
- 400 AMP service
- Public water & sewer
- Natural gas
- Energy efficient construction:
  - Poured concrete foundation
  - Insulated garage doors
- Low E, low maintenance, tilt-in insulated windows for easy cleaning
- Stone 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.

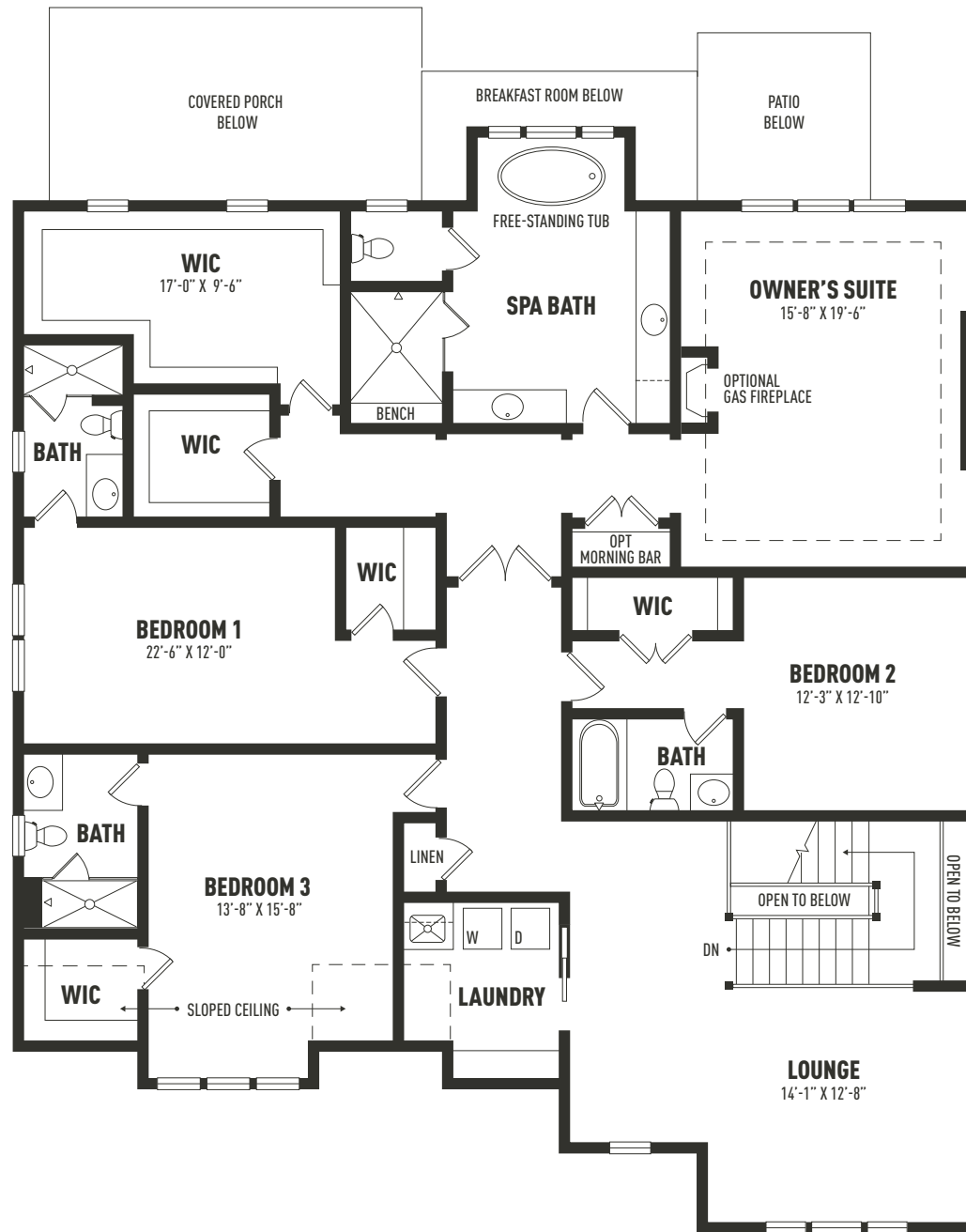
Personalize your home to perfection from a curated designer collection of options and upgrades.

IVEN  
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

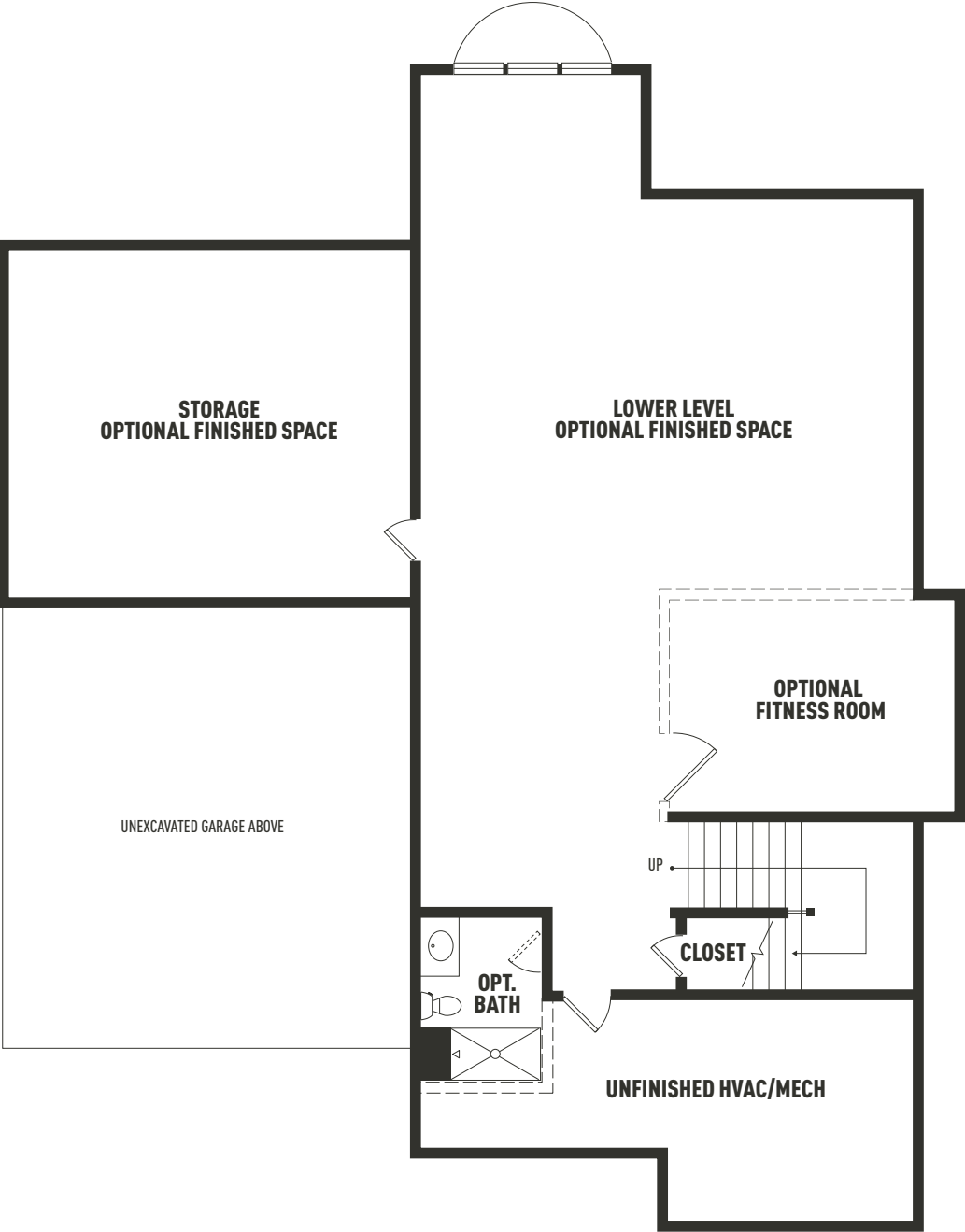
# IVEN SECOND FLOOR



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



IVEN  
LOWER LEVEL

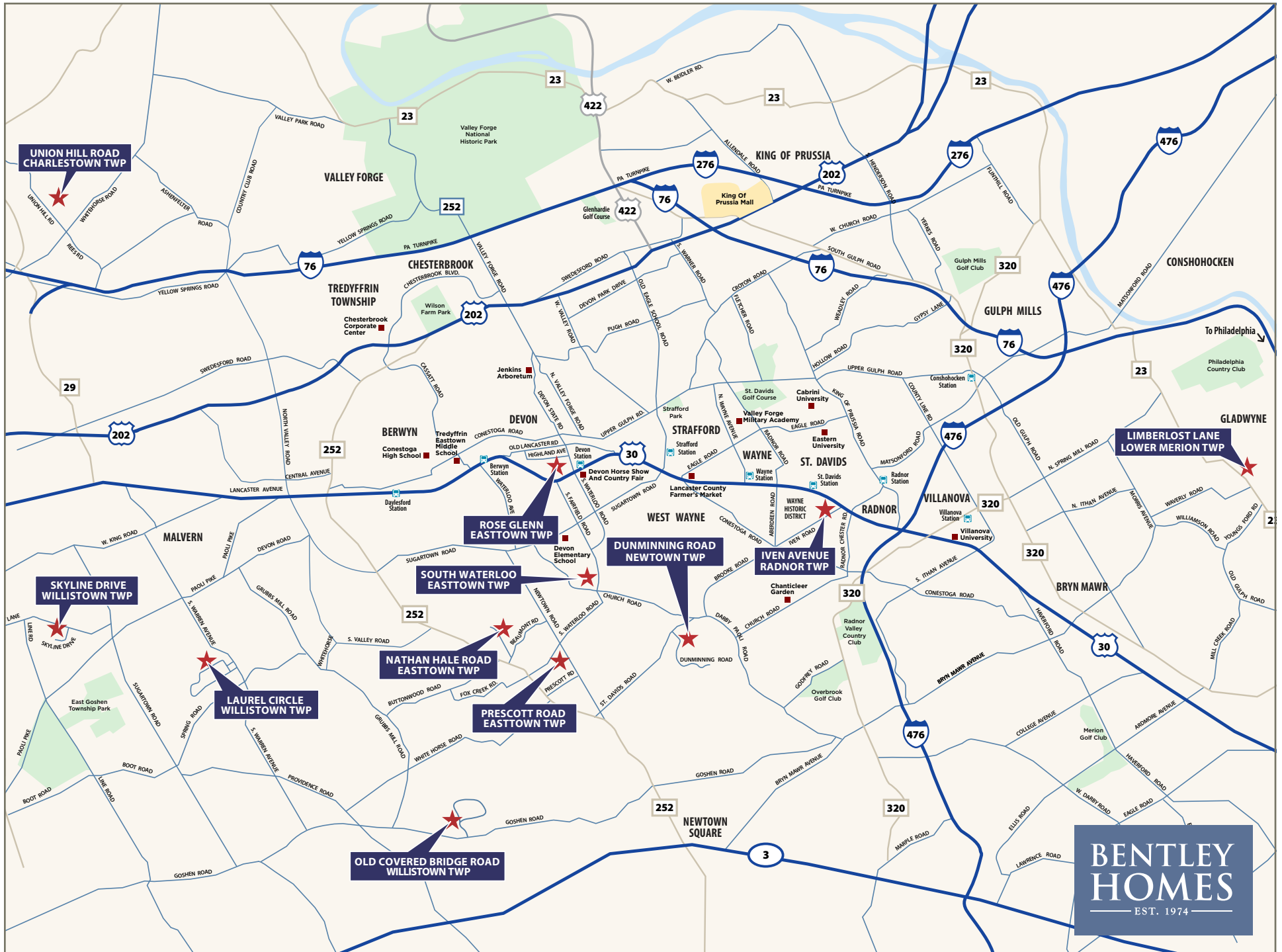


*Sketches and illustrations are artist's renderings only. Details, dimensions and colors are subject to change and field variations. See sales manager for specifics relating to your home and homesite and to discuss a wide array of options for finishing the lower level.*



317 Iven Ave, Wayne PA 19087  
Acreage: .33 Acres





**BENTLEY  
HOMES**  
— EST. 1974 —



— 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	*\$2,299,900	Immediately
104 Palmetto Lane Devon, PA 19333	0.50	Atlee Custom	4,346	Available	*\$2,707,543	January 2026
105 Palmetto Lane Devon, PA 19333	0.51	Atlee Custom	4,346	Available	*\$2,491,049	Spring 2026
837 Nathan Hale Road Berwyn, PA 19312	1.0	Chandler Custom	5,235	RESERVED	*\$2,849,900	Late Summer 2026
718 South Waterloo Road Devon, PA 19333	1.0	Chandler Custom	5,235	Available	*\$3,179,900	Fall 2026
20 Constant Spring Lane Malvern, PA 19335	47.0±	Chandler Custom	5,235	Available	*\$4,275,000	Fall 2026
1344 East Meetinghouse Road Ambler, PA 19002	1.5	Iven II Custom	5,044	Available	*\$2,184,900	Winter 2026
37 Barr Road Berwyn, PA 19312	4.2	Chandler Custom	5,235	RESERVED	*\$2,895,000	Fall 2026
39 Old Covered Bridge Road Newtown Square, PA 19073	5.0	Chandler Custom	5,235	Available	*\$2,895,000	Fall 2026

\* 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](mailto:ART@LNF.com)  
 Nicole Rymer 610-553-3530 | [NRymer@bentleyhomes.com](mailto:NRymer@bentleyhomes.com) | visit [www.bentleyhomes.com](http://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 1/19/26.*



— 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	January 2026
105 Palmetto Lane, Devon, PA 19333   #8	0.51	Atlee Custom	4,346±	Available	\$2,491,049	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	<b>SOLD</b>
5	0.58	<b>SOLD</b>

— ROSE GLENN HOMESITES —

HOMESITE #	ACRE	PREMIUM
6	0.80	\$150,000
7	0.55	<b>RESERVED</b>
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](mailto:NRymer@bentleyhomes.com) | visit [www.bentleyhomes.com](http://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 1/19/26.*



— 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	*\$2,589,900	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 [www.bentleyhomes.com](http://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 1/19/26.*

