317 IVEN AVENUE, WAYNE, PA 19087

A Bentley Custom Design

BENTLEY HOMES
EST. 1974

BentleyHomes.com



317 Iven Avenue, Wayne, PA 19087

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



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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

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

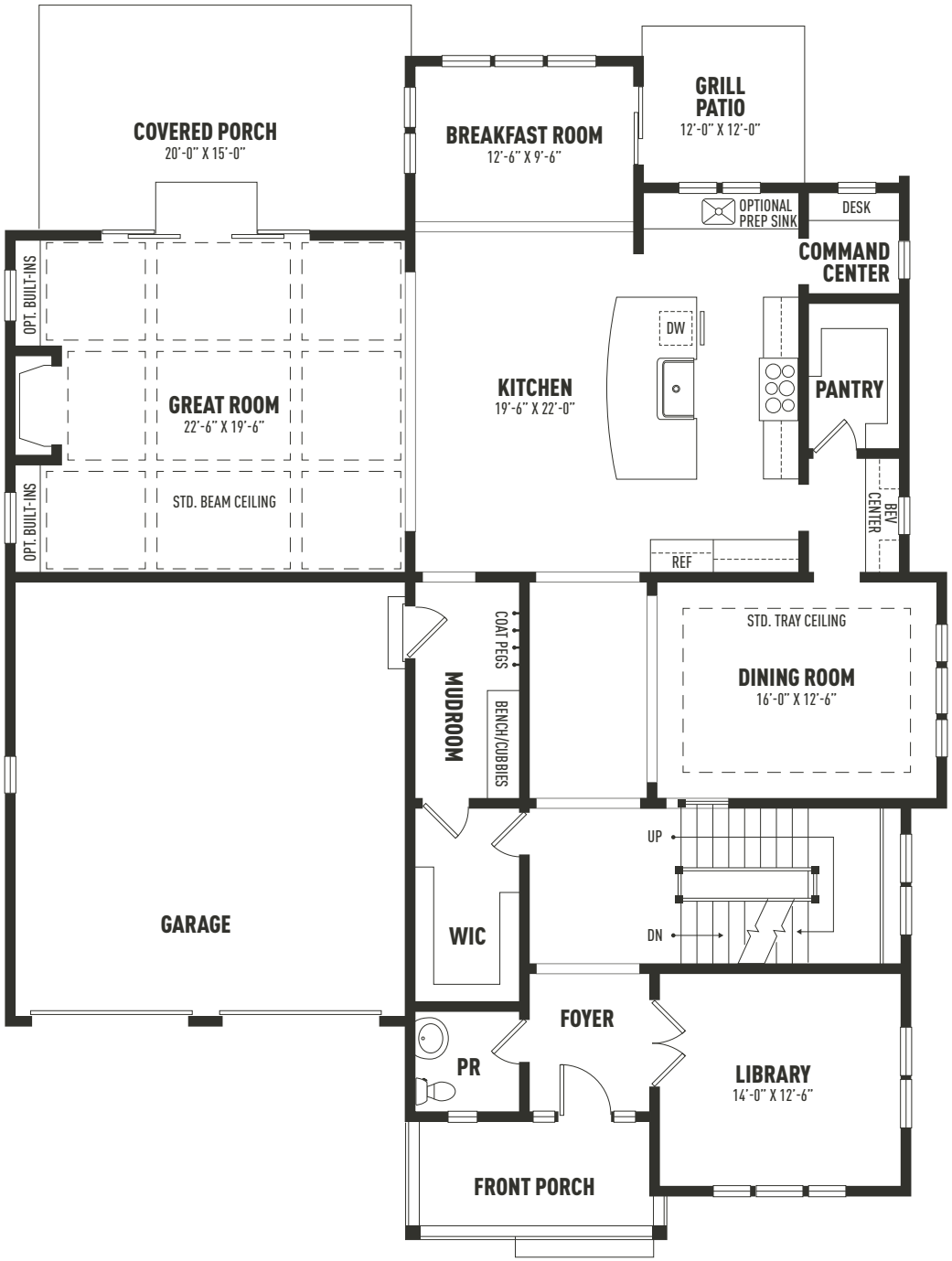
- 92% high efficiency gas heater
- 75-gallon gas hot water heater
- 13-SEER A/C
- 400 AMP service
- Public water & sewer
- Natural gas
- Energy efficient construction:
  - Poured concrete foundation
  - Insulated garage doors
- Low E, low maintenance, tilt-in insulated windows for easy cleaning
- Stone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

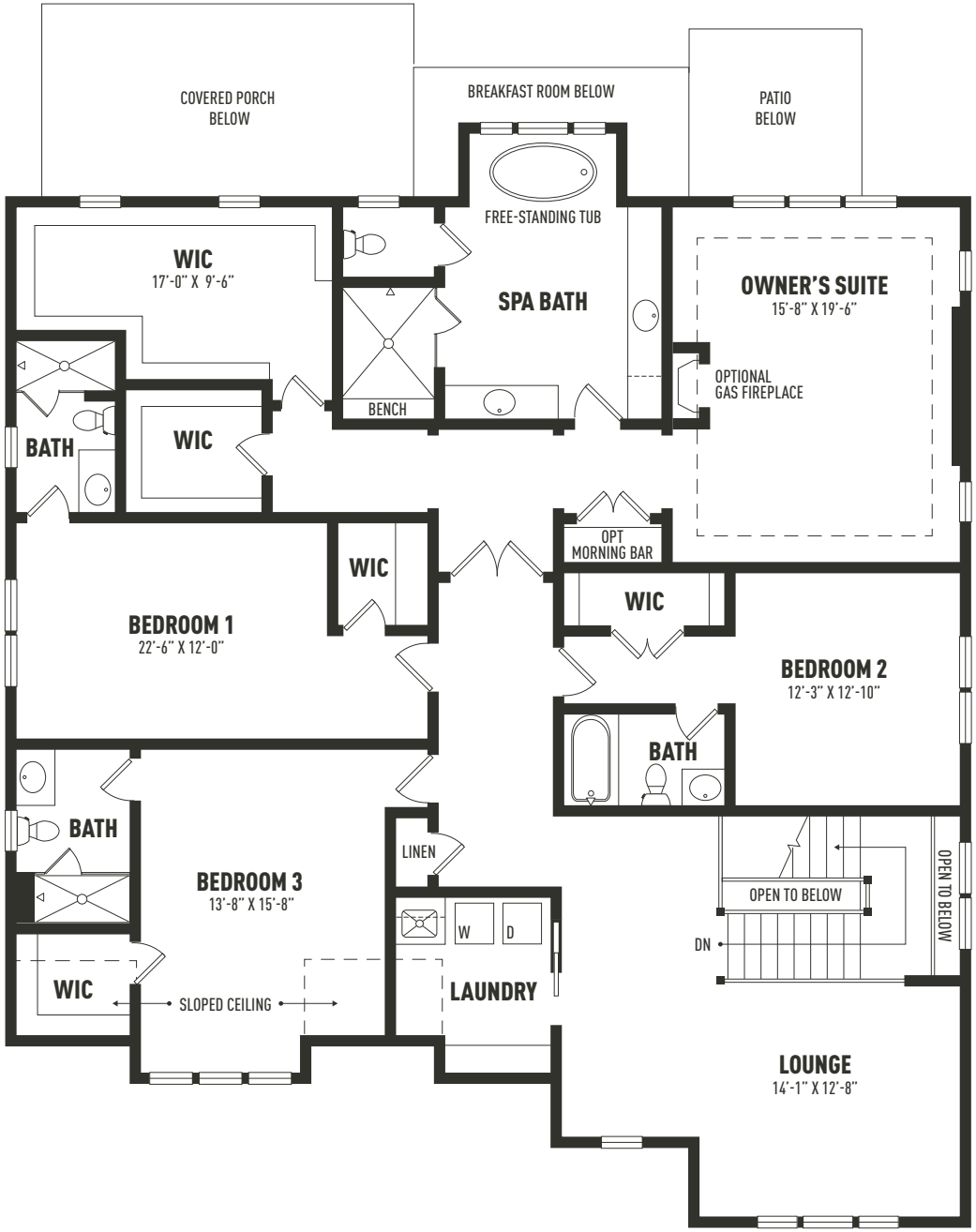
Personalize your home to perfection from a curated designer collection of options and upgrades.

IVEN
FIRST FLOOR



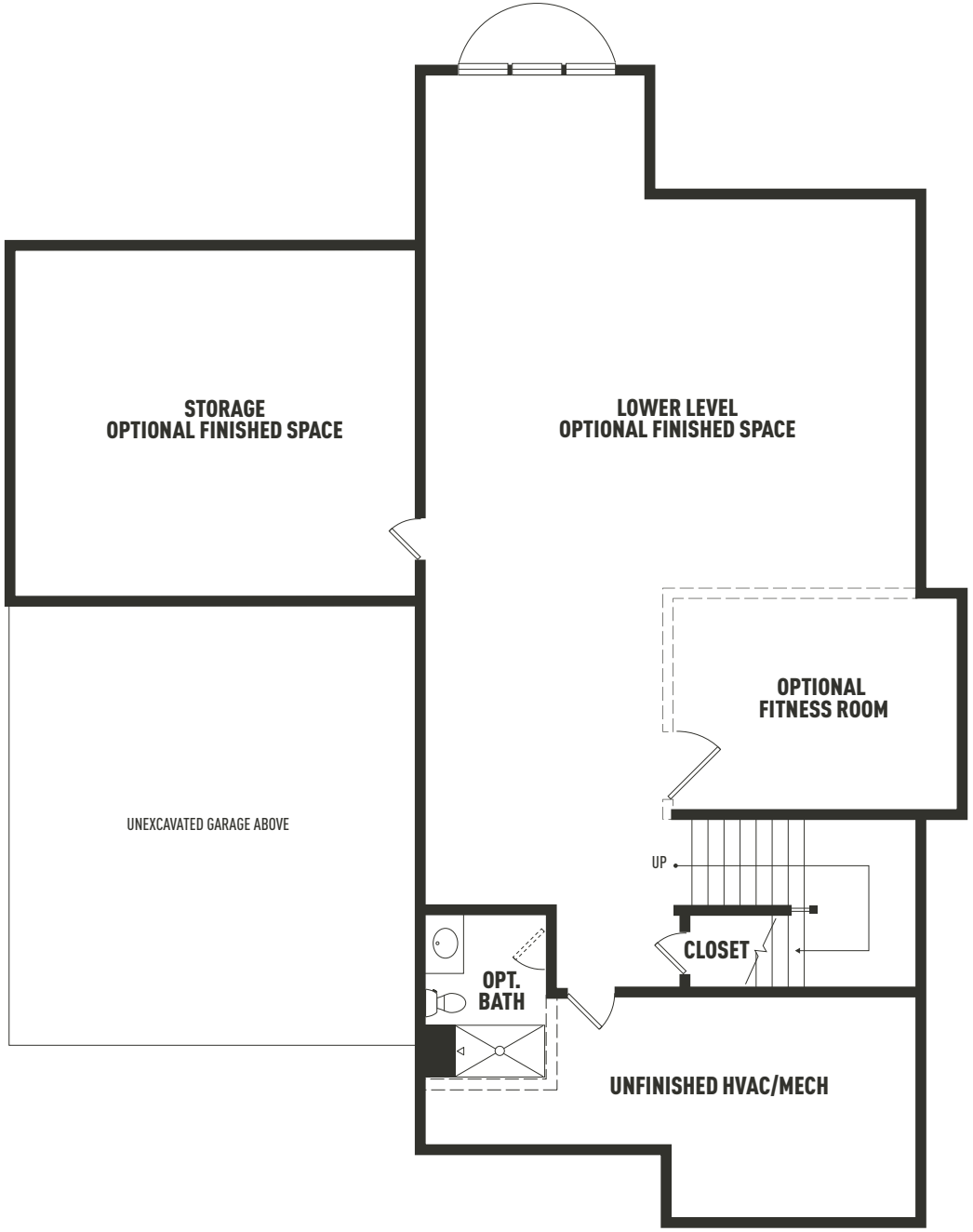
Sketches and illustrations are artist's renderings only. Details, dimensions and colors are subject to change and field variations. All sizes and dimensions are approximate. See sales manager for specifics relating to your home and homesite

IVEN
SECOND FLOOR



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IVEN
LOWER LEVEL

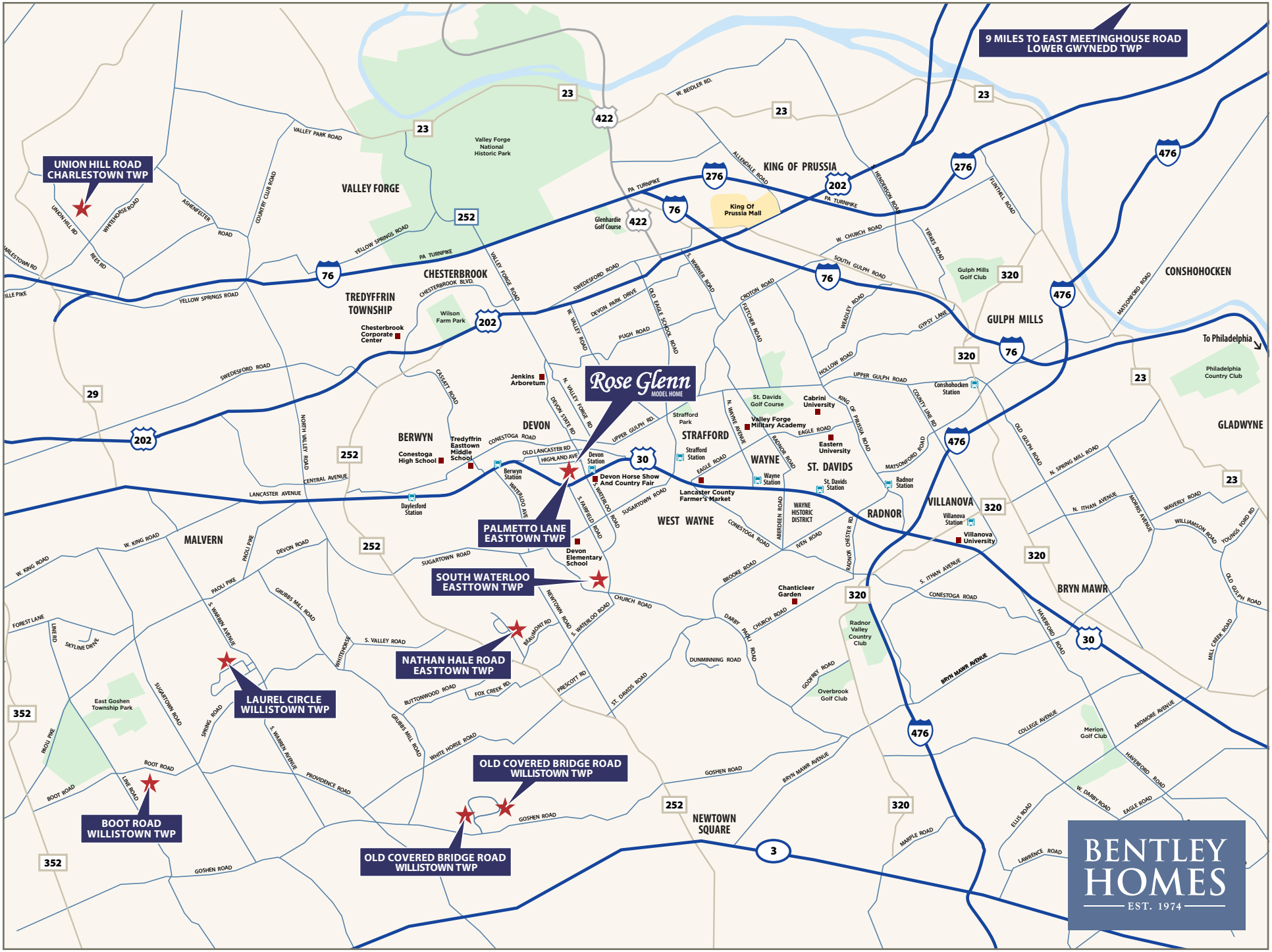


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317 Iven Ave, Wayne PA 19087
Acreage: .33 Acres


St. Davids Golf Course
Cabrini University
KING OF PRUSSIA ROAD
COUNTY LINE ROAD
Station
Strafford Park
N. WAYNE AVENUE
Valley Forge Military Academy
EAGLE ROAD
UPPER GULPH RD.
STRAFFORD
30
Eastern University
476
RADNOR ROAD
WAYNE
ST. DAVIDS
MATSONFORD ROAD
Strafford Station
EAGLE ROAD
Wayne Station
St. Davids Station
Radnor Station
Lancaster County Farmer's Market
WAYNE HISTORIC DISTRICT
VILLANOVA
320
Villanova Station
WEST WAYNE
ABERDEEN ROAD
IVEN AVE
CONESTOGA ROAD
RADNOR CHESTER RD.
Villanova University
BROOKE ROAD
S. ITHAN AVENUE
NEWTOWN TWP
IVEN AVENUE WAYNE
Chanticleer Garden
CONESTOGA ROAD
CHURCH ROAD
DARBY PAOLI ROAD
CHURCH ROAD
320
Radnor Valley Country Club
ST. DAVIDS ROAD
DUNMINNING ROAD
GODFREY ROAD
Overbrook Golf Club
BRYN MAWR AVENUE


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
DEVON
BERWYN
STRAFFORD
WAYNE
ST. DAVIDS
WEST WAYNE
MALVERN
RADNOR
VILLANOVA
GULPH MILLS
CONSHOHOCKEN
GLADWYNE
BRYN MAWR
NEWTOWN SQUARE
Valley Forge National Historic Park
King Of Prussia Mall
Glenhardie Golf Course
Chesterbrook Corporate Center
Wilson Farm Park
Jenkins Arboretum
Conestoga High School
Tredyffrin Easttown Middle School
Devon Horse Show And Country Fair
Devon Elementary School
Lancaster County Farmer's Market
Valley Forge Military Academy
Cabrini University
Eastern University
Villanova University
Chanticleer Garden
Radnor Valley Country Club
Overbrook Golf Club
Merion Golf Club
Gulph Mills Golf Club
St. Davids Golf Course
Philadelphia Country Club
East Goshen Township Park
To Philadelphia
BENTLEY HOMES
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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	5,082	Available	**$3,179,900	Spring 2027
1344 East Meetinghouse Road Lower Gwynedd, PA 19002	1.5	Logan Custom	3,974	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
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 10/29/26.

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.

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 10/29/26.

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	4,448	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 10/29/26.

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	5,306	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 10/29/26.

THE MEGHAN CHORIN TEAM
COMPASS