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317 IVEN AVENUE, WAYNE, PA 19087  
A Bentley Custom Design

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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

## SIGNATURE APPOINTMENTS

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### 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

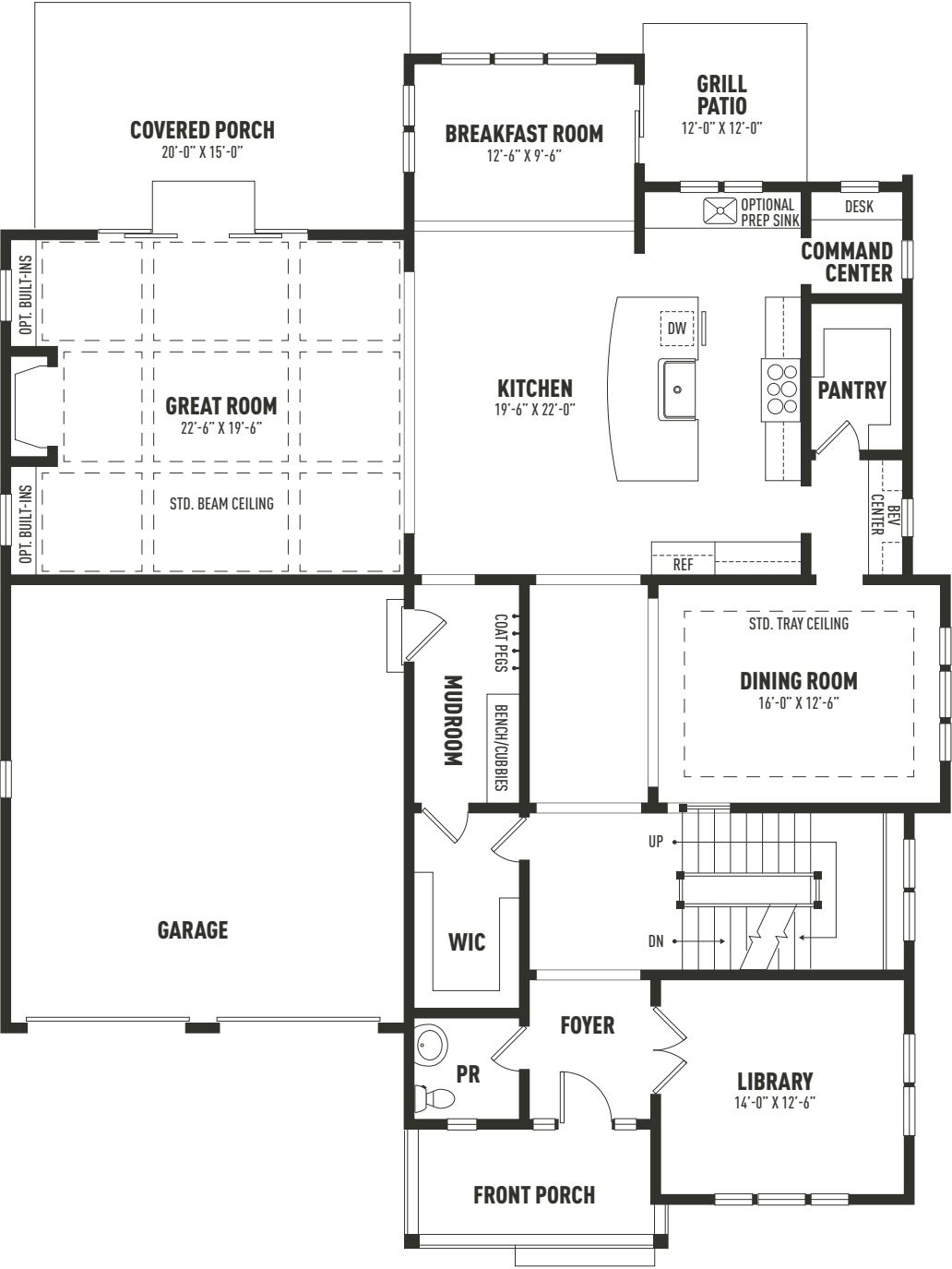
- 92% high efficiency gas heater
- 75-gallon gas hot water heater
- 13-SEER A/C
- 400 AMP service
- Public water & sewer
- Natural gas
- Energy efficient construction:
  - Poured concrete foundation
  - Insulated garage doors
- Low E, low maintenance, tilt-in insulated windows for easy cleaning
- Stone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

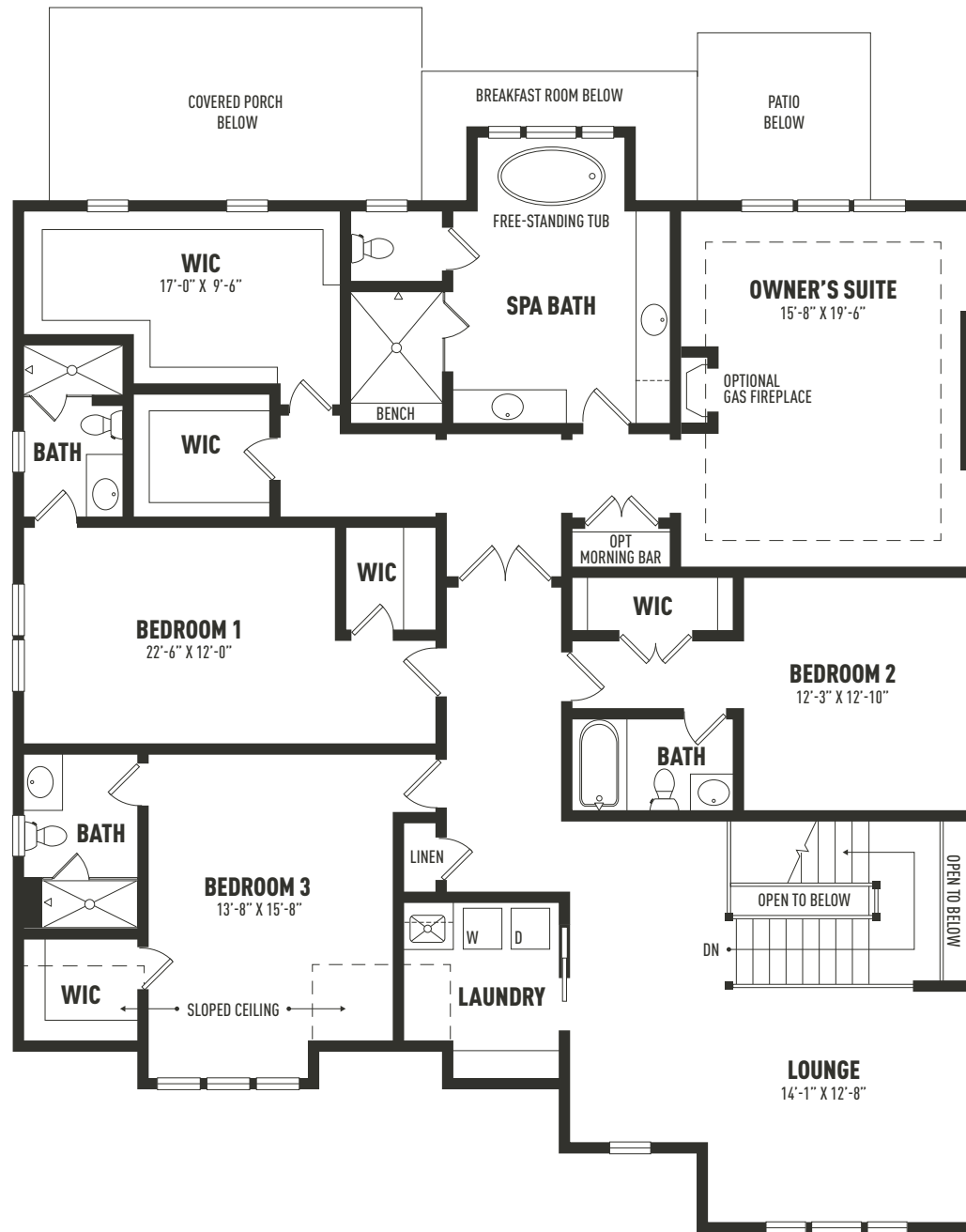
Personalize your home to perfection from a curated designer collection of options and upgrades.

IVEN  
FIRST FLOOR



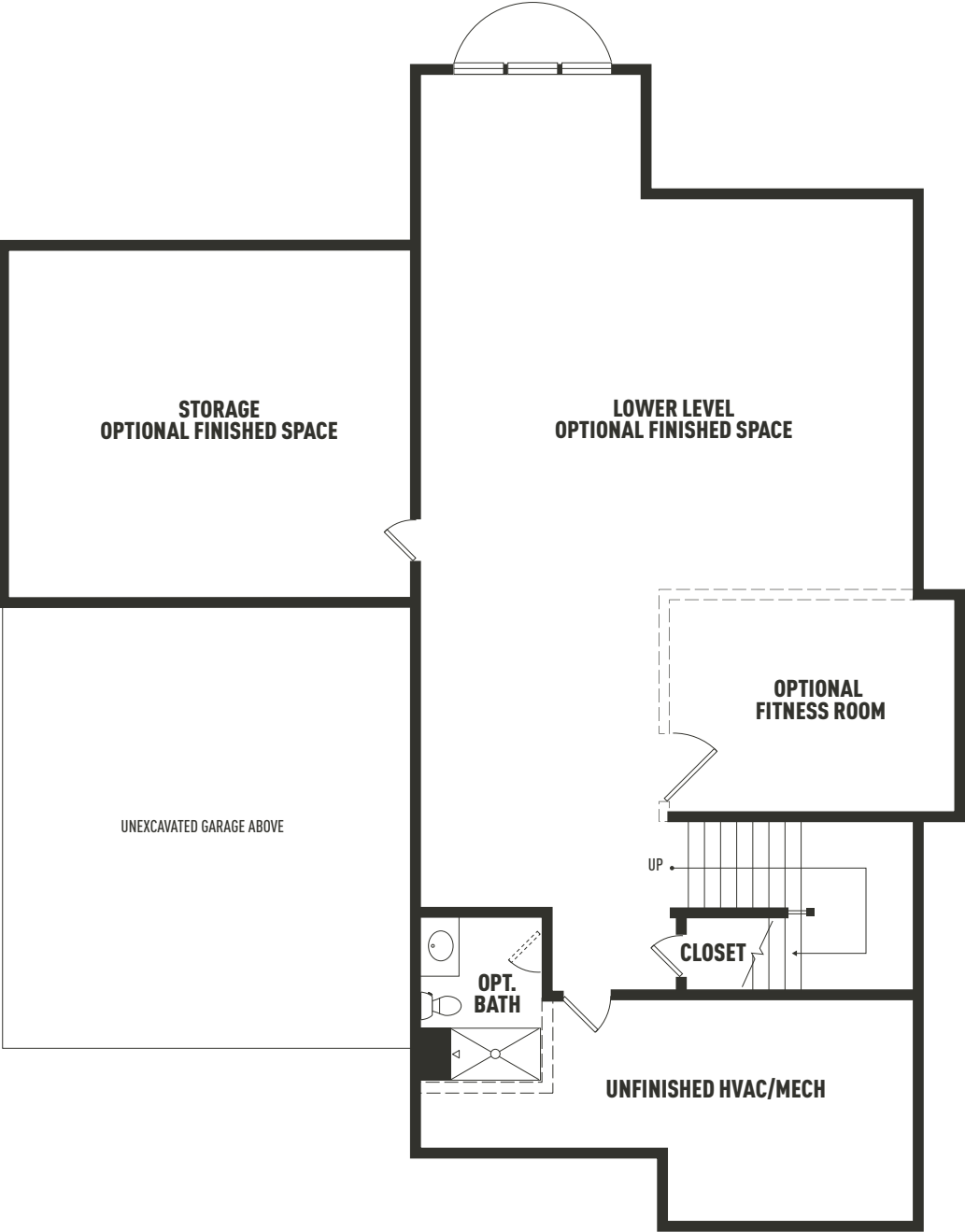
Sketches and illustrations are artist's renderings only. Details, dimensions and colors are subject to change and field variations. All sizes and dimensions are approximate. See sales manager for specifics relating to your home and homesite

# 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

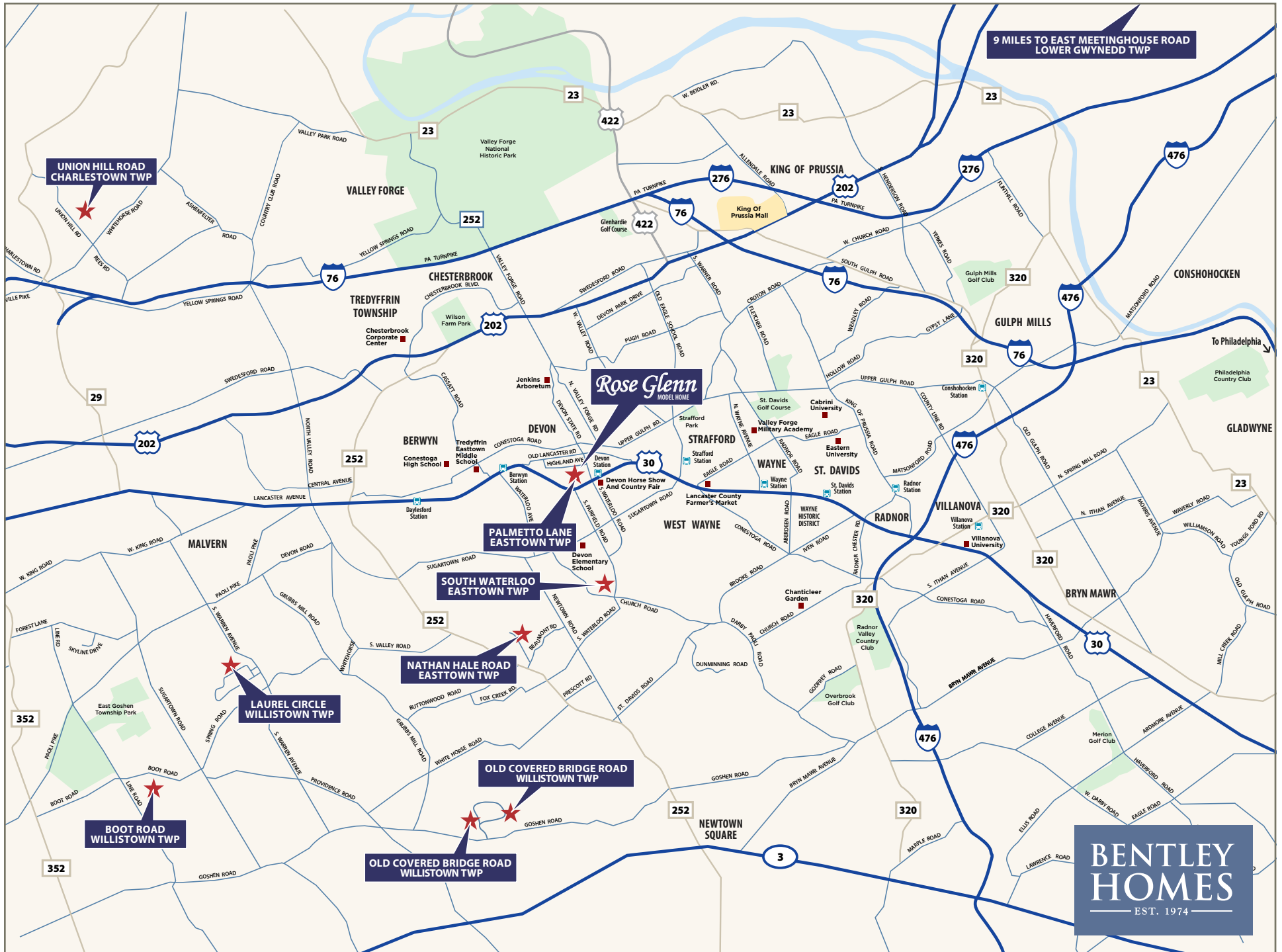


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317 Iven Ave, Wayne PA 19087  
Acreage: .33 Acres





**BENTLEY  
HOMES**  
— EST. 1974 —

— AVAILABLE CUSTOM HOMES —

| ADDRESS                                                | ACRE | FLOOR PLAN      | SQ. FT. APPROX. | STATUS      | PRICE TO DATE | EST. DELIVERY |
|--------------------------------------------------------|------|-----------------|-----------------|-------------|---------------|---------------|
| 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  | Logan Custom    | 3,645           | Available   | **\$1,995,900 | Winter 2026   |
| 39 Old Covered Bridge Road<br>Newtown Square, PA 19073 | 5.0  | Atlee Custom    | 4,346           | Available   | **\$2,995,000 | Winter 2026   |
| 104 Palmetto Lane<br>Devon, PA 19333                   | 0.50 | Atlee Custom    | 4,346           | <b>SOLD</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     |

\* 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](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 7/27/26.*



**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>SOLD</b> | *\$2,695,000  | Immediately   |

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

— ROSE GLENN HOMESITES —

| HOMESITE # | ACRE | PREMIUM     |
|------------|------|-------------|
| 1          | 0.60 | <b>SOLD</b> |
| 2          | 0.52 | Model Home  |
| 3          | 0.50 | <b>SOLD</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 |

**BENTLEY  
HOMES**  
— EST. 1974 —

**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 7/27/26.*



**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](https://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 7/27/26.*



— 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 | *\$2,199,000  | Immediately   |

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



**FOR ADDITIONAL INFORMATION**

Please contact: Meghan Chorin 610-299-9504  
[meghan.chorin@compass.com](mailto:meghan.chorin@compass.com) | visit [bentleyhomes.com](https://www.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 7/27/26.*

