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

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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

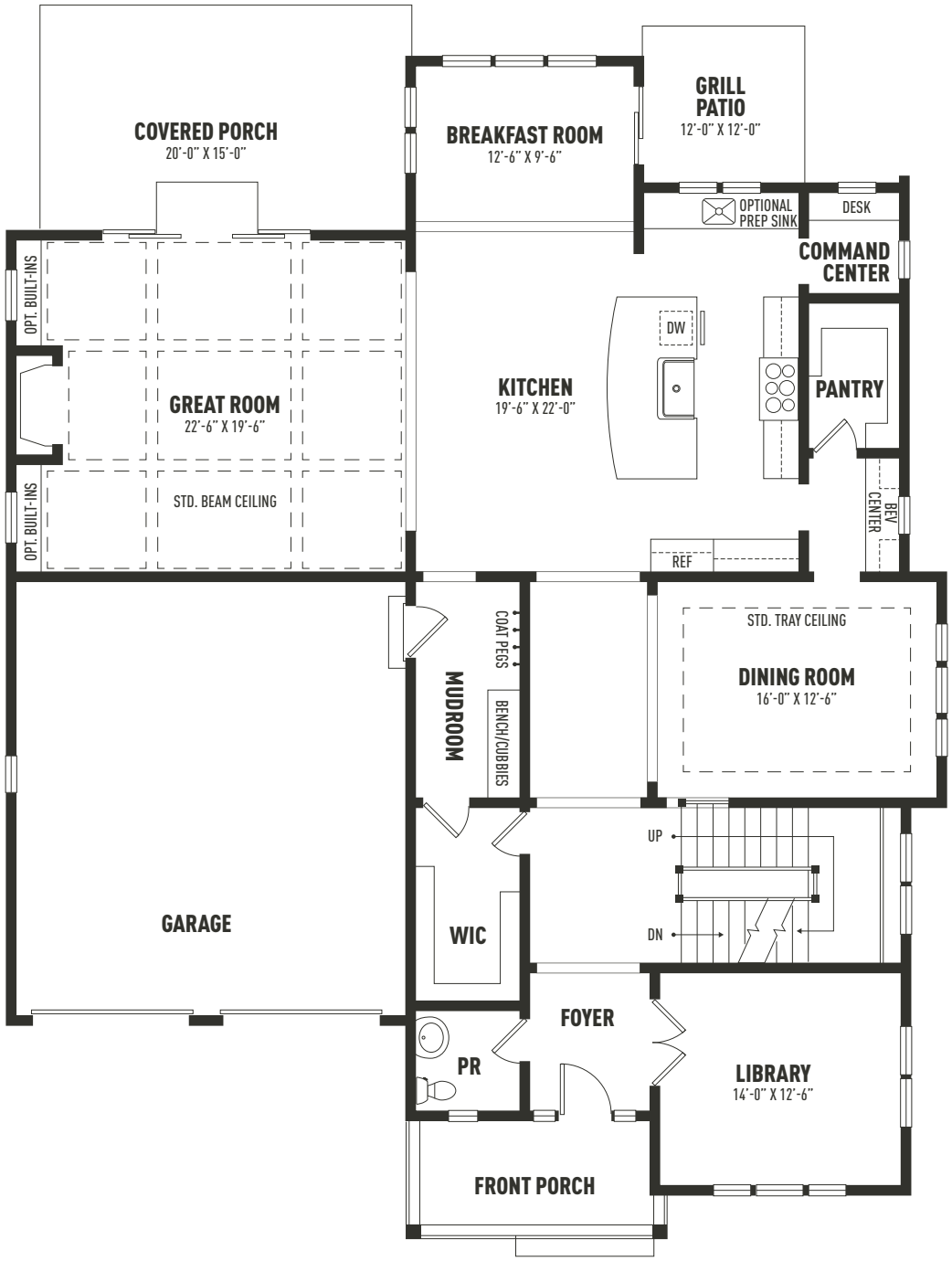
- 92% high efficiency gas heater
- 75-gallon gas hot water heater
- 13-SEER A/C
- 400 AMP service
- Public water & sewer
- Natural gas
- Energy efficient construction:
  - Poured concrete foundation
  - Insulated garage doors
- Low E, low maintenance, tilt-in insulated windows for easy cleaning
- Stone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

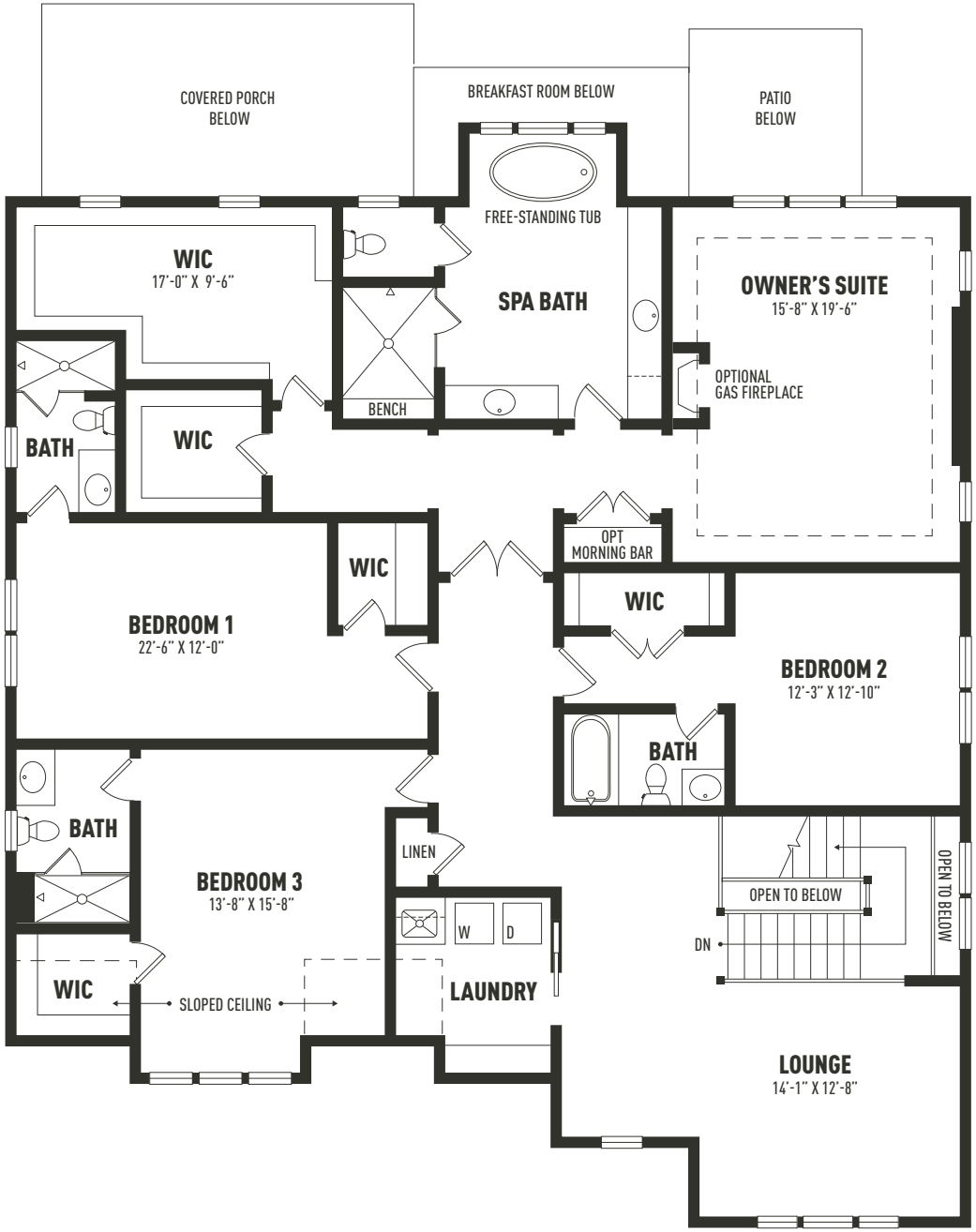
Personalize your home to perfection from a curated designer collection of options and upgrades.

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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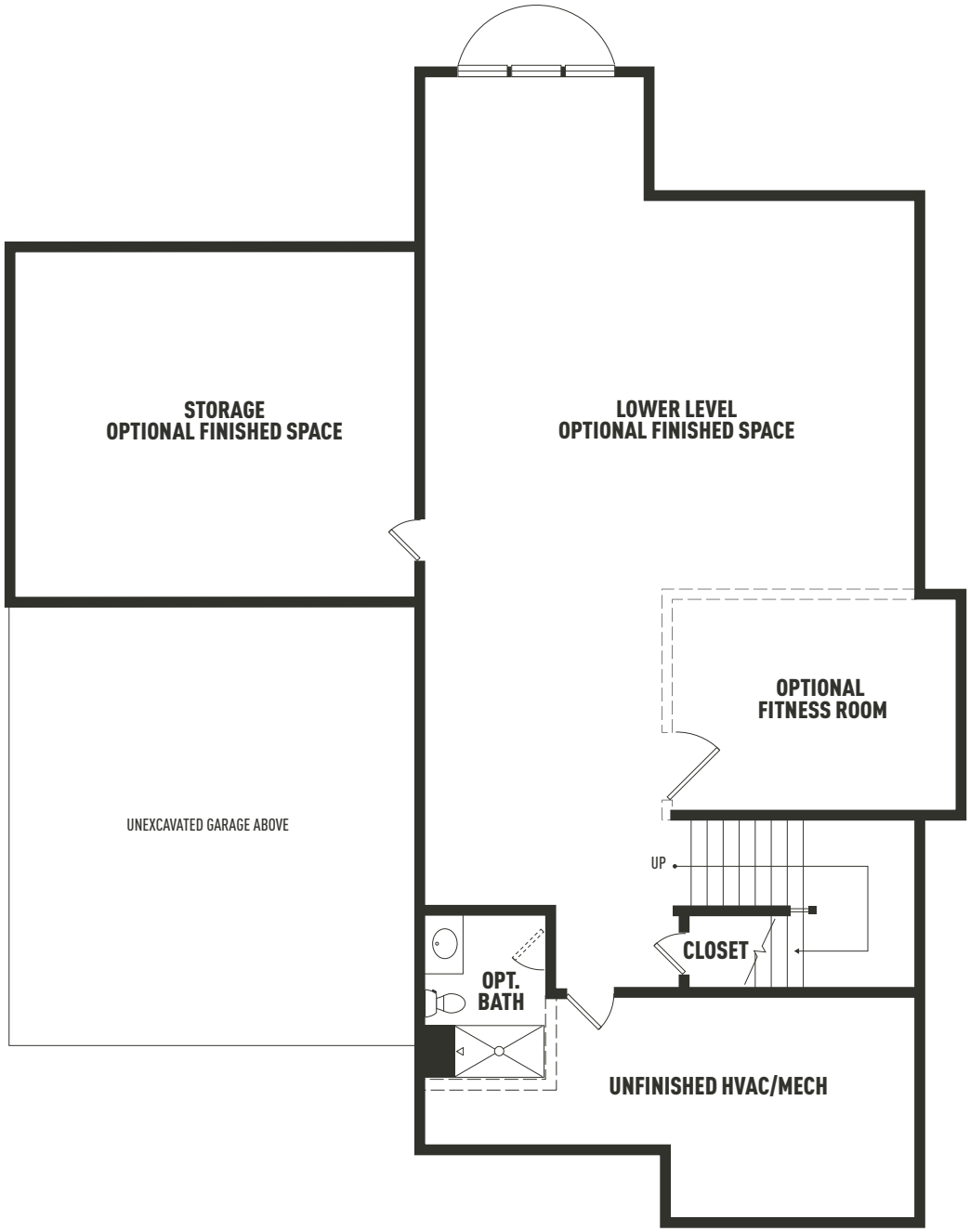
IVEN
LOWER LEVEL



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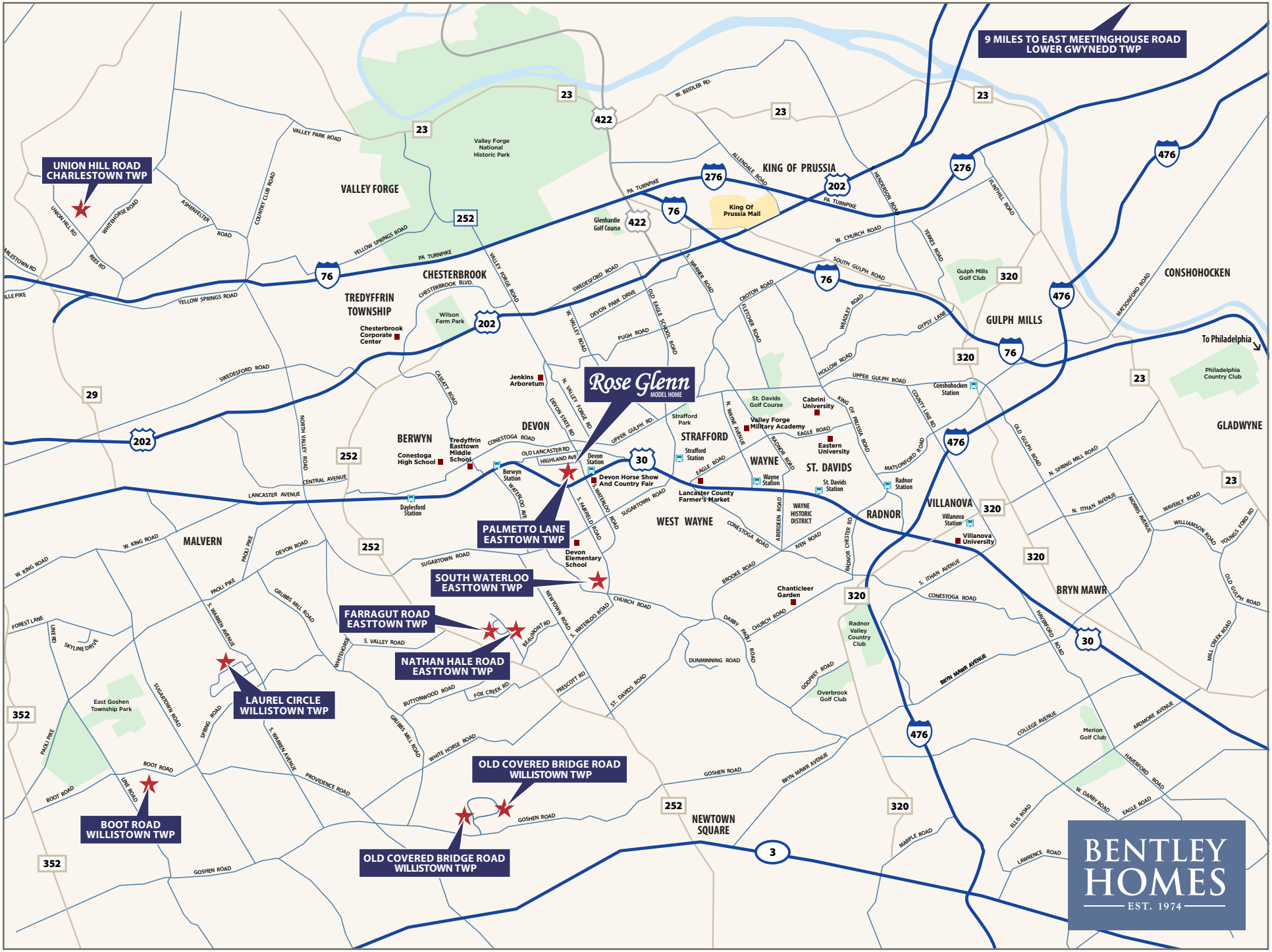
317 Iven Ave, Wayne PA 19087
Acreage: .33 Acres

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



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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	5,235	Available	**$3,179,900	Spring 2027
1344 East Meetinghouse Road Lower Gwynedd, PA 19002	1.5	Logan Custom	3,645	Available	**$1,995,900	Spring 2027
39 Old Covered Bridge Road Newtown Square, PA 19073	5.0	Atlee Custom	4,346	Available	**$2,995,000	Spring 2027
103 Palmetto Lane Devon, PA 19333	0.55	Logan Custom	3,685	Available	**$2,499,900	Spring 2027
856 Farragut Road Berwyn, PA 19312	1.3	Chandler Custom	5,235	Available	**$2,979,900	Summer 2027
837 Nathan Hale Road Berwyn, PA 19312	1.0	Chandler Custom	5,235	**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 9/26/26.

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
103 Palmetto Lane, Devon, PA 19333 | #7	0.55	Logan Custom	3,685±	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 9/26/26.

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	4,346	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 9/26/26.

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	5,204	Available	*$2,149,900	Immediately

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

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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 9/26/26.

THE MEGHAN CHORIN TEAM
COMPASS