7 OLD COVERED BRIDGE ROAD, NEWTOWN SQUARE, PA 19073

A Bentley Custom Design

BENTLEY HOMES
EST. 1974

BentleyHomes.com

7 Old Covered Bridge Road, Newtown Square, PA 19073

Model: Iven II Custom
Square Footage: 5,044
Acreage: 2.0

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SIGNATURE APPOINTMENTS | 7 Old Covered Bridge 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.

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" DalTile "Rittenhouse Square" 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

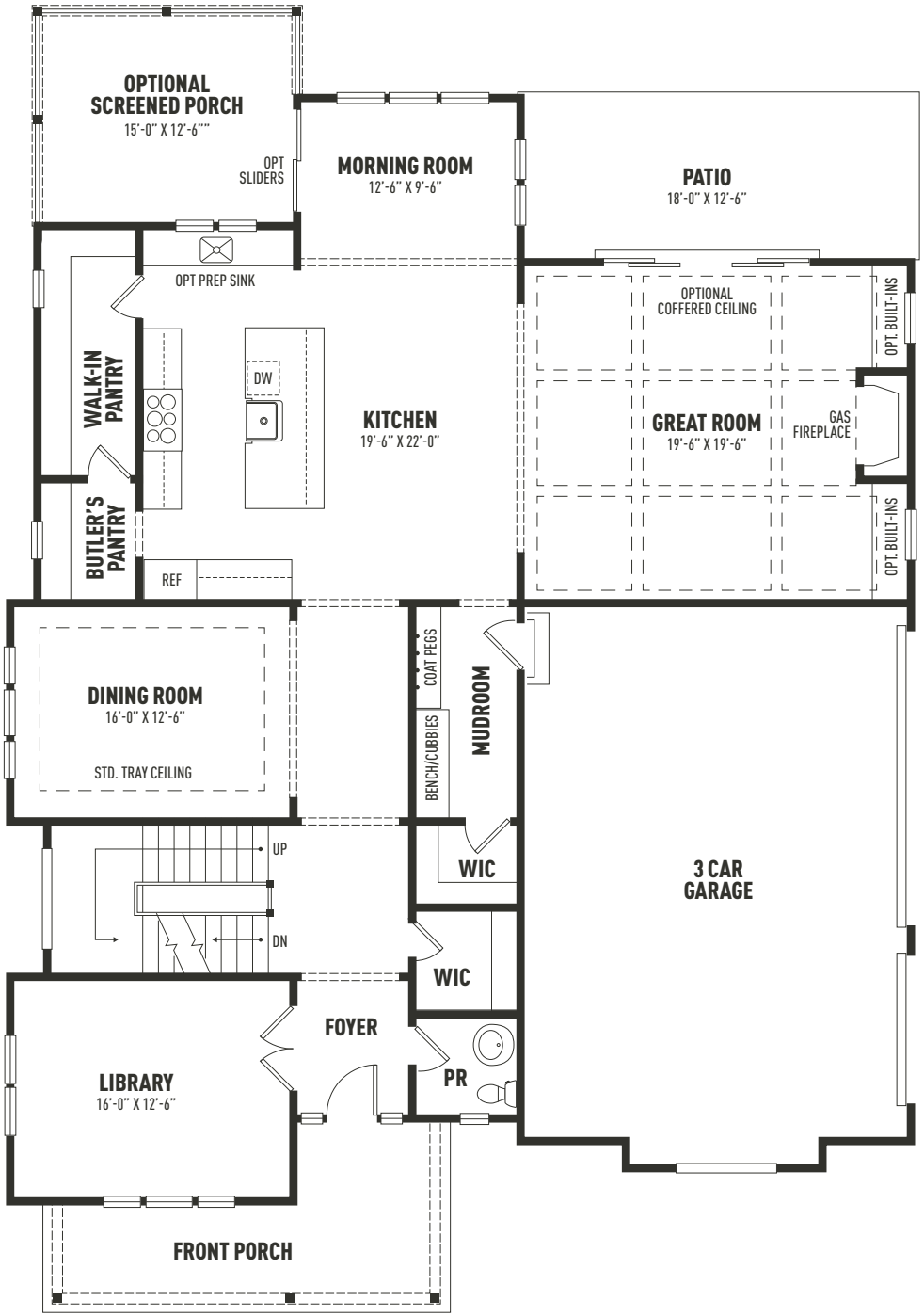
- 92% high efficiency gas heater
- 75-gallon gas hot water heater
- 13-SEER A/C
- 400 AMP service
- Well & septic
- Natural gas
- Energy efficient construction:
  - Poured concrete foundation
  - Insulated garage doors
- Low E, low maintenance, tilt-in insulated windows for easy cleaning
- Stone and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

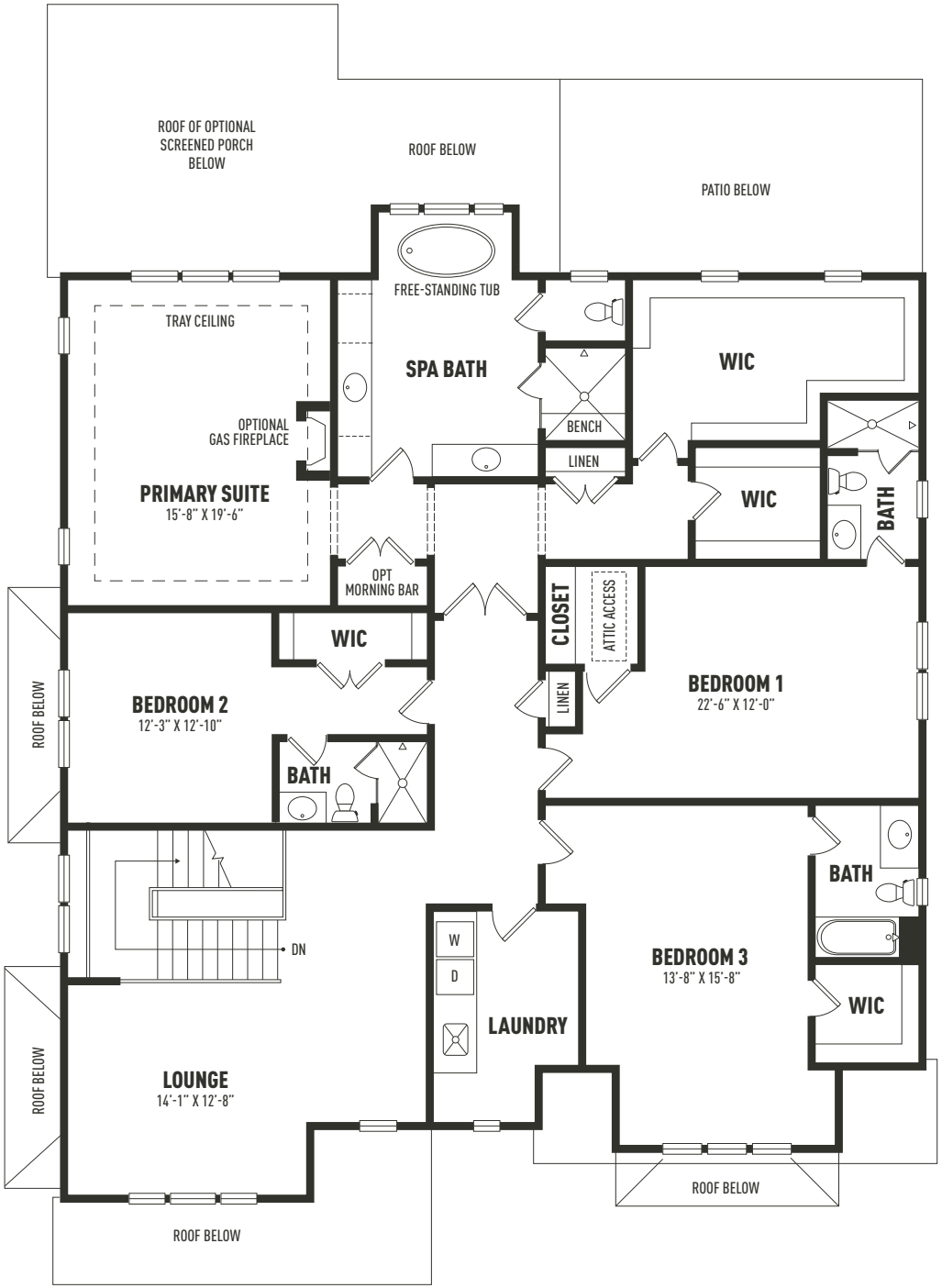
Personalize your home to perfection from a curated designer collection of options and upgrades

IVEN II
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 II
SECOND FLOOR



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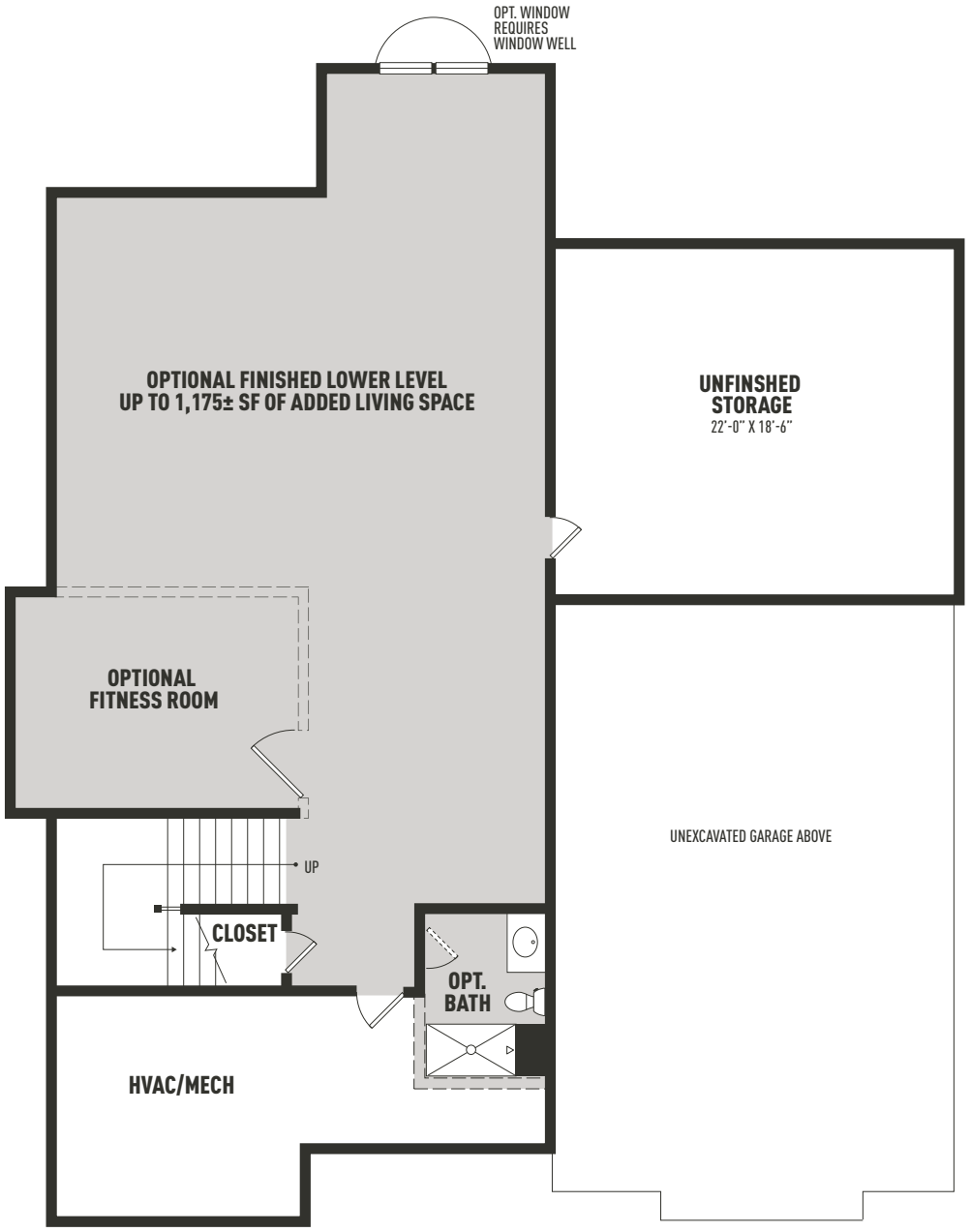
IVEN II
LOWER LEVEL



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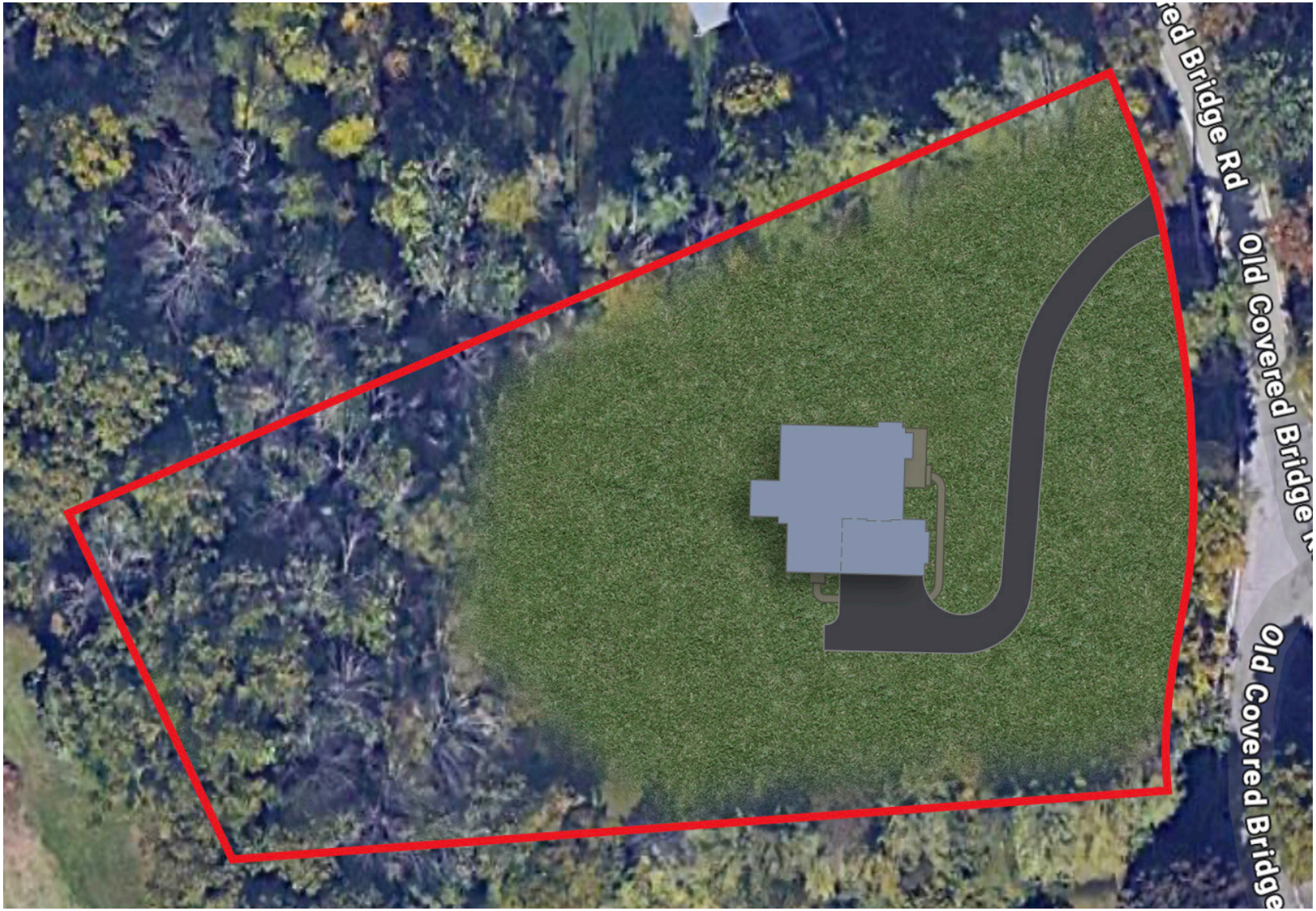
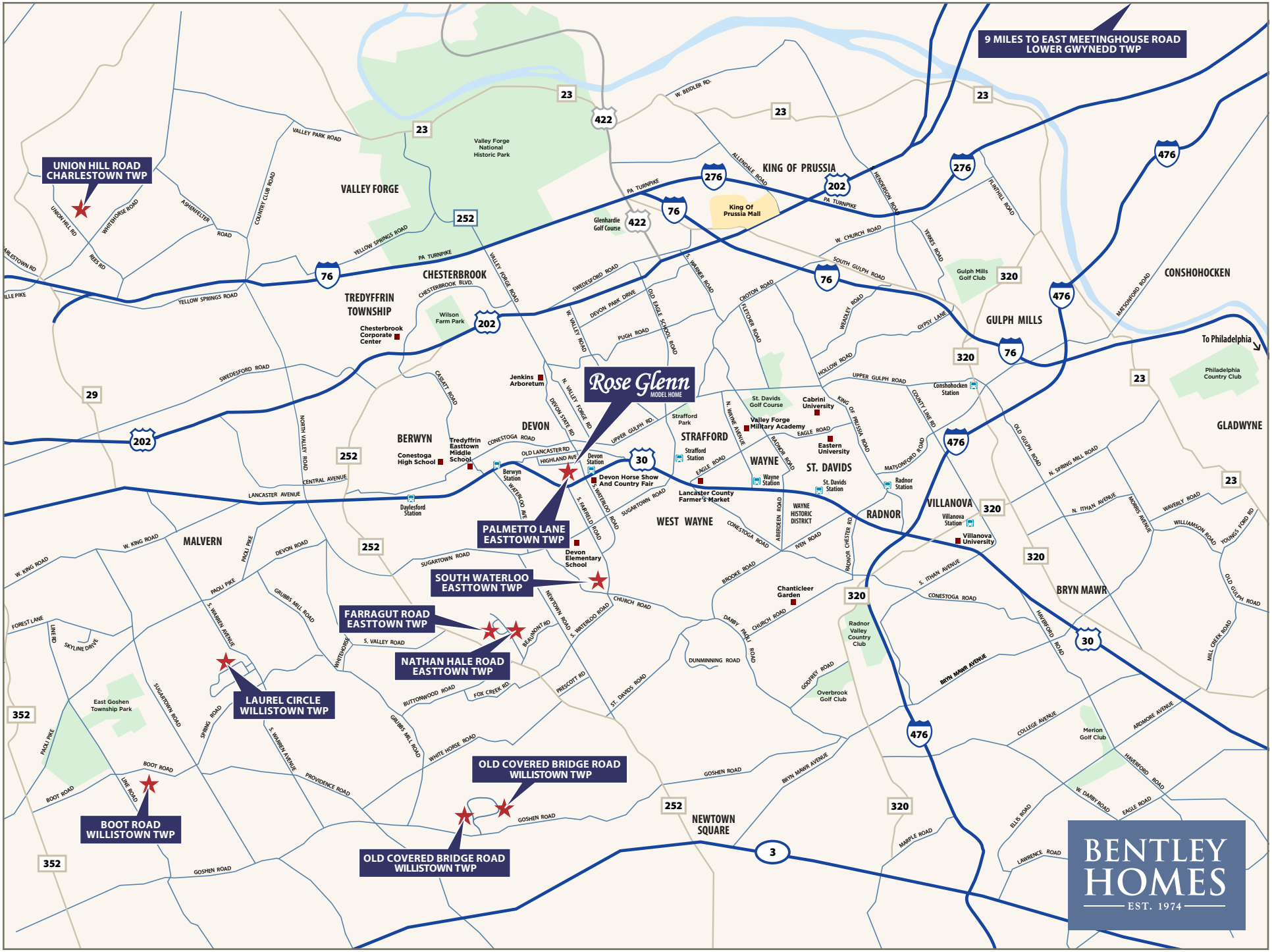


7 Old Covered Bridge Road, Newtown Square, PA 19073

Acreage: 2.0

S. VALLEY ROAD
252
WHITEHORSE
S. WATERLOO ROAD
DUNMINNING
BUTTONWOOD ROAD
FOX CREEK RD.
PRESCOTT RD
ST. DAVIDS ROAD
GRUBBS MILL ROAD
WHITE HORSE ROAD
PROVIDENCE ROAD
OLD COVERED BRIDGE RD
GOSHEN ROAD
252
OLD COVERED BRIDGE ROAD
WILLISTOWN TWP
3
NEWTOWN
SQUARE


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
FARRAGUT ROAD
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
BERWYN
DEVON
STRAFFORD
WAYNE
ST. DAVIDS
RADNOR
VILLANOVA
GULPH MILLS
CONSHOHOCKEN
GLADWYNE
BRYN MAWR
MALVERN
WEST WAYNE
NEWTOWN
SQUARE
Valley Forge
National
Historic Park
King Of
Prussia Mall
Glenhardie
Golf Course
Wilson
Farm Park
Chesterbrook
Corporate
Center
Jenkins
Arboretum
Conestoga
High School
Tredyffrin
Easttown
Middle
School
Berwyn
Station
Devon
Station
Devon Horse Show
And Country Fair
Daylesford
Station
Strafford
Park
Strafford
Station
St. Davids
Golf Course
Valley Forge
Military Academy
Cabrini
University
Eastern
University
Wayne
Station
St. Davids
Station
Lancaster County
Farmer's Market
WAYNE
HISTORIC
DISTRICT
Radnor
Station
Villanova
Station
Villanova
University
Conshohocken
Station
Gulph Mills
Golf Club
Philadelphia
Country Club
To Philadelphia
Chanticleer
Garden
Radnor
Valley
Country
Club
Overbrook
Golf Club
Merion
Golf Club
East Goshen
Township Park
Devon
Elementary
School
BENTLEY
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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
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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.

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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.*

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 9/26/26.

THE MEGHAN CHORIN TEAM
COMPASS