
718 SOUTH WATERLOO ROAD, DEVON, PA 19333

A Bentley Custom Design



BentleyHomes.com



Home pictured is a Chandler model from a different location.

718 South Waterloo Road, Devon, PA 19333

Model: Chandler Custom
Square Footage: 5,325
4 Bedrooms | 3.2 Baths | 3 Car Garage
Acreage: 1.0



Home pictured is a Chandler model from a different location.

718 South Waterloo Road, Devon, PA 19333



Home pictured is a Chandler model from a different location.

718 South Waterloo Road, Devon, PA 19333

SIGNATURE APPOINTMENTS

718 South Waterloo Road, Devon, PA 19333

At Bentley Homes we create homes with trendsetting architecture, elevated finishes and a comfortable, relaxed lifestyle. Your home is your sanctuary..

LOCATION

- Superb peaceful setting in Easttown Township
- Renowned Tredyffrin/Easttown school district

ARCHITECTURAL

- Design by nationally acclaimed architects
- 9' foundation walls, 10' first floor and 9' second floor ceiling heights
- Open, airy floorplan with a traditional feel
4 bedrooms, 3 baths & 2 powder rooms
expandable and customizable
- Spacious Library
- Three car garage
- Gas fireplace and coffered ceiling in Great Room
- 6.5" wide-plank engineered wood flooring
- Classic 2-panel solid core interior doors
- Main staircase with stained white oak stair treads & handrails, painted newel posts, balusters & risers
- Oversized 7 ¼" baseboard trim

- Built-in cubbies in mudroom
- Composite deck
- Abundant closet space with melamine shelving and rod

KITCHEN

- Professionally designed layout with 42" Century Carriage House soft close cabinets
- Quartz or granite countertops with 3"x 6" DalTile Rittenhouse Square subway backsplash
- Enormous island with large stainless-steel sink and Kohler Simplice single lever faucet with pull-out spray in polished chrome
- Luxury appliances including:
Bosch 36" gas rangetop
Bosch double oven
Bosch stainless steel dishwasher
Bosch microwave drawer
XO chimney exhaust hood
InSinkErater garbage disposal
- Pantry storage and butler's pantry

SIGNATURE APPOINTMENTS

718 South Waterloo Road, Devon, PA 19333

BATHS

- Formal powder room with Kohler Memoirs pedestal sink and Kohler widespread Tempered faucet in polished chrome.
- Mud room powder room convenient to family side-entrance
- Primary suite with spacious spa bath featuring:
Two separate commode rooms
Free standing soaking tub and floor mount tub filler
Oversized shower with two shower heads and frameless shower door
Kohler Tempered widespread faucets in polished chrome
- All baths feature:
Quartz or granite countertops
Century Carriage House vanities with soft close drawers
12" x 12" floor tiles with 10 x 14" wall tiles
All showers have mosaic tile floors
Kohler Highline toilets

UTILITIES / CONSTRUCTION

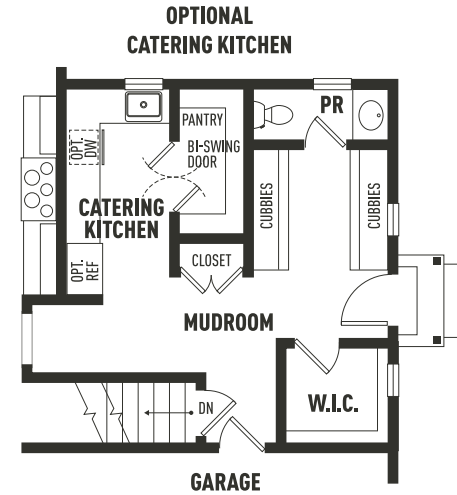
- 92% high efficiency gas heater
- 75-gallon gas hot water heater
- 13-SEER A/C
- 400 AMP service
- Public water & septic
- Propane gas
- Energy efficient construction:
 - Poured concrete foundation
 - Insulated garage doors
- Viwinco double hung windows
- Stone and James Hardie cement board siding
- Underground electric, telephone and cable TV

THE BENTLEY DIFFERENCE

For 50 years, the Bentley name has been synonymous with design excellence and superior quality construction.

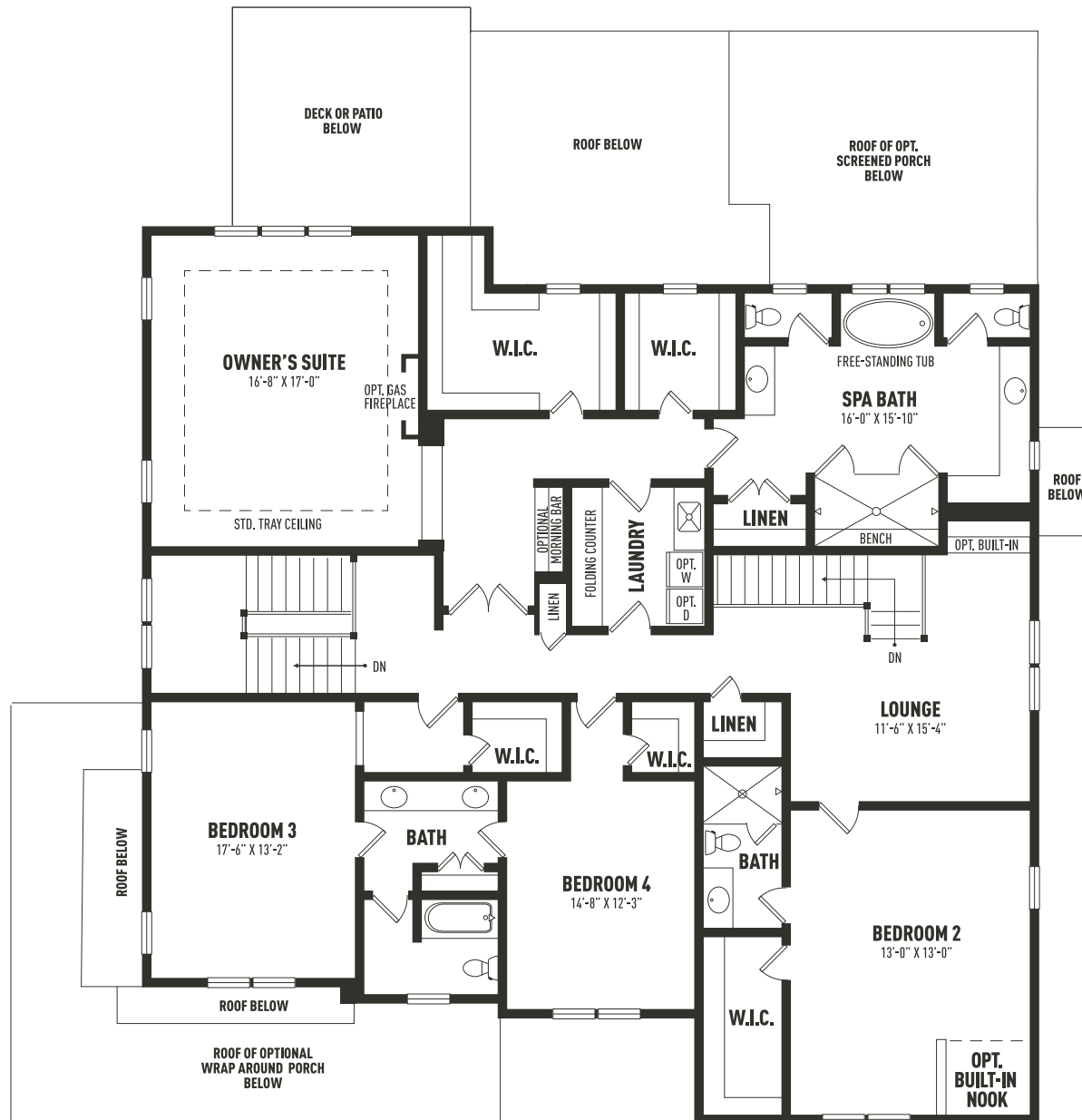
Personalize your home to perfection from a curated designer collection of options and upgrades

CHANDLER FIRST FLOOR



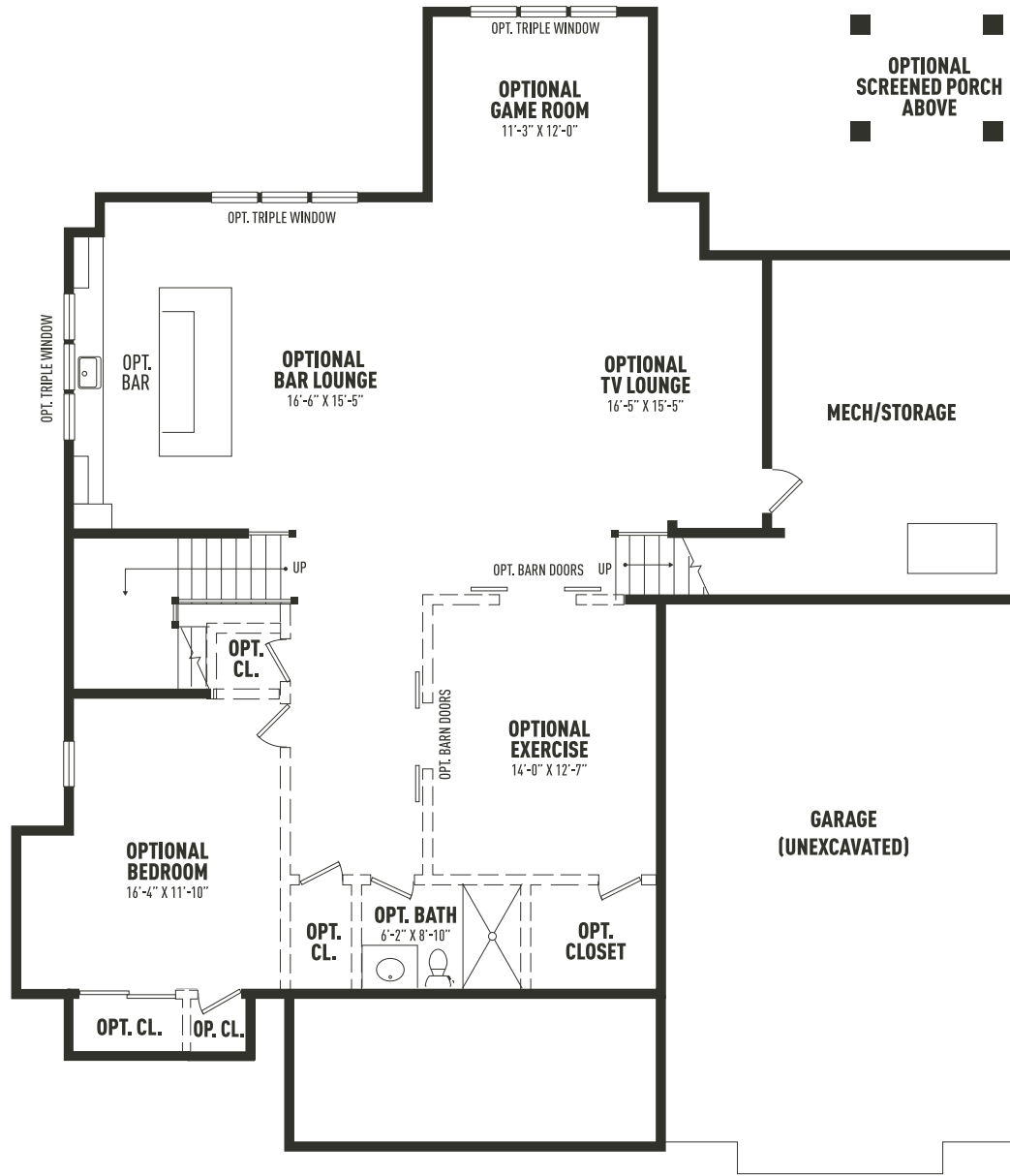
Sketches and illustrations are artist's renderings only. Details, dimensions and colors are subject to change and field variations. All sizes and dimensions are approximate. See sales manager for specifics relating to your home and homesite.

CHANDLER 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.

CHANDLER LOWER LEVEL

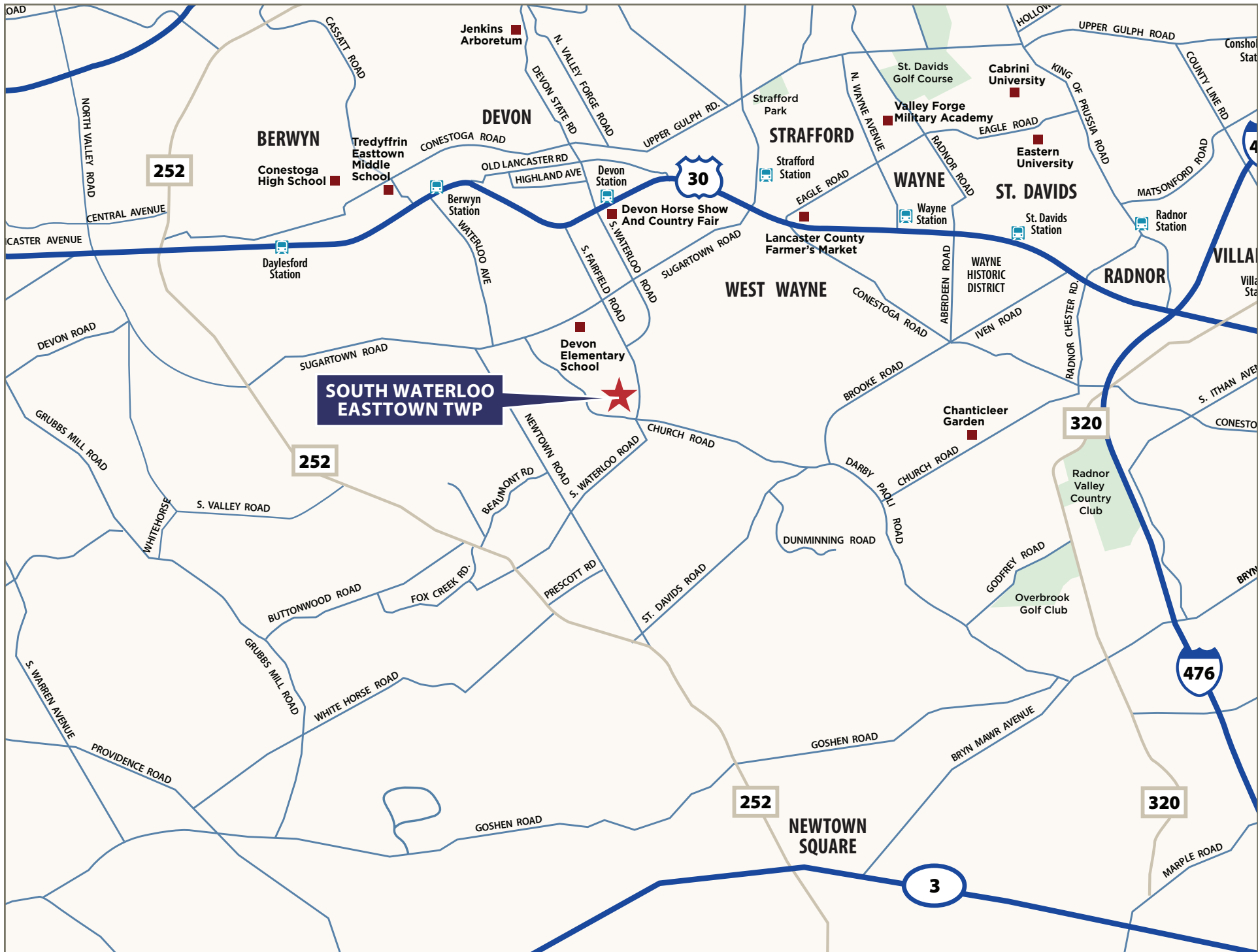


Sketches and illustrations are artist's renderings only. Details, dimensions and colors are subject to change and field variations. All sizes and dimensions are approximate. See sales manager for specifics relating to your home and homesite.



718 South Waterloo Road, Devon, PA 19333

Acreage: 1.0



**SOUTH WATERLOO
EASTTOWN TWP**



252

30

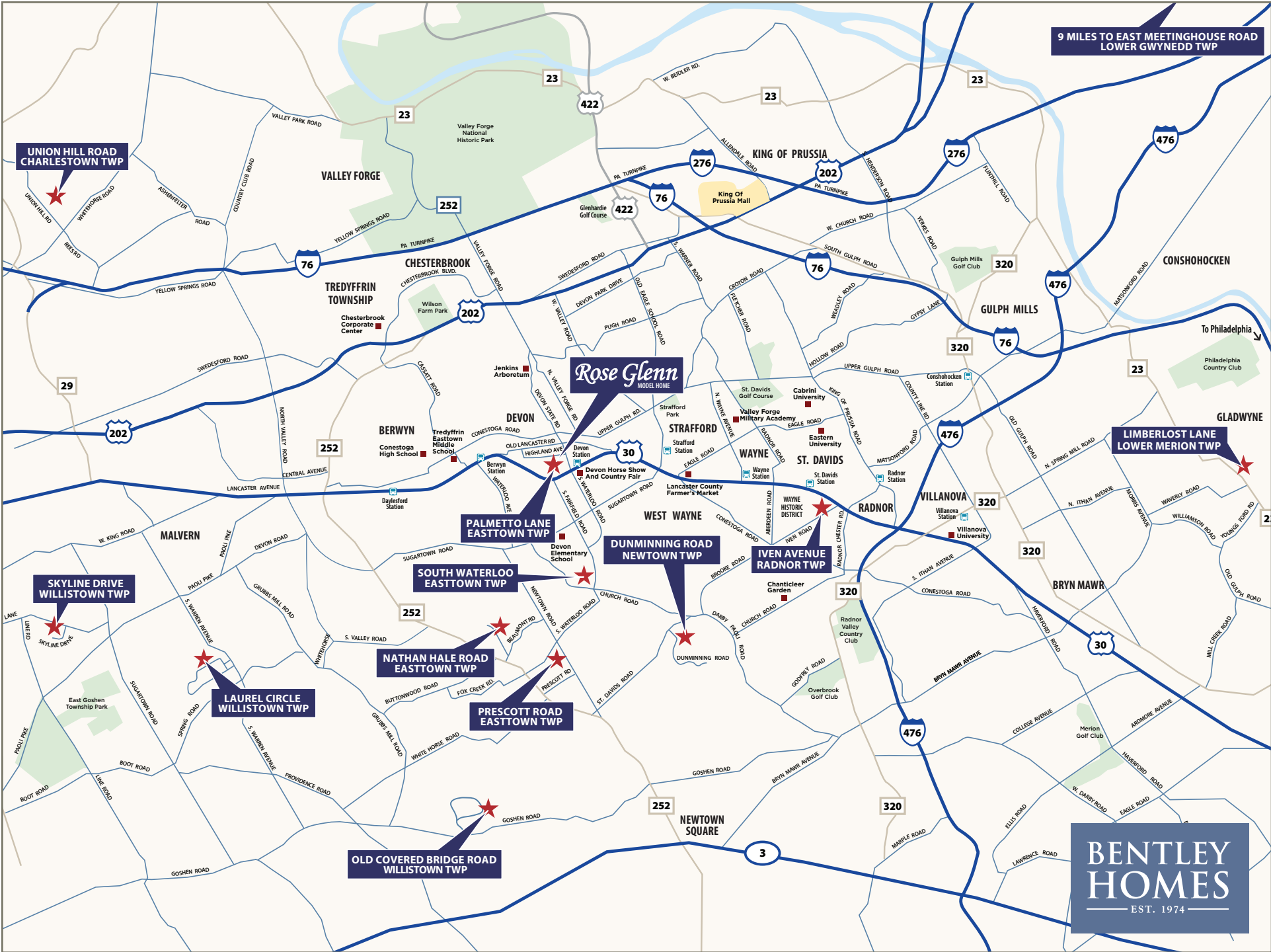
320

476

252

320

3



UNION HILL ROAD
CHARLESTOWN TWP

9 MILES TO EAST MEETINGHOUSE ROAD
LOWER GWYNEDD TWP

SKYLINE DRIVE
WILLISTOWN TWP

LAUREL CIRCLE
WILLISTOWN TWP

OLD COVERED BRIDGE ROAD
WILLISTOWN TWP

NATHAN HALE ROAD
EASTTOWN TWP

SOUTH WATERLOO
EASTTOWN TWP

PRESCOTT ROAD
EASTTOWN TWP

Rose Glenn
MODEL HOME

DUNMINNING ROAD
NEWTOWN TWP

IVEN AVENUE
RADNOR TWP

LIMBERLOST LANE
LOWER MERION TWP

**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 | *\$2,770,122 | February 2026 |
| 105 Palmetto Lane Devon, PA 19333 | 0.51 | Atlee Custom | 4,346 | SOLD | *\$2,501,691 | 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 | *\$2,187,900 | 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 | *\$3,129,900 | Winter 2026 |

* Includes lot premium and options selected to date.



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 2/16/26.



**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± | Available | *\$2,770,122 | February 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 | SOLD |
| 5 | 0.58 | SOLD |

— ROSE GLENN HOMESITES —

| HOMESITE # | ACRE | PREMIUM |
|------------|------|-------------|
| 6 | 0.80 | SOLD |
| 7 | 0.55 | -\$0- |
| 8 | 0.51 | SOLD |
| 9 | 0.48 | -\$15,000- |
| 10 | 0.75 | Unavailable |



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 2/16/26.



**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 | *\$2,589,900 | Summer 2026 |

** Includes lot premium and options selected to date.*



FOR ADDITIONAL INFORMATION

Please contact: Bill McGarrigle 484-874-4777
Bill@billmcgarrigleteam.com | 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 2/16/26.

