
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



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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

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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

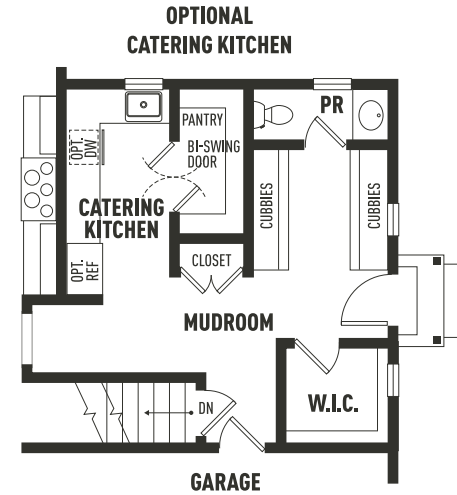
- 92% high efficiency gas heater
- 75-gallon gas hot water heater
- 13-SEER A/C
- 400 AMP service
- Public water & septic
- Propane gas
- Energy efficient construction:
 - Poured concrete foundation
 - Insulated garage doors
- Viwinco double hung windows
- Stone and James Hardie cement board siding
-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

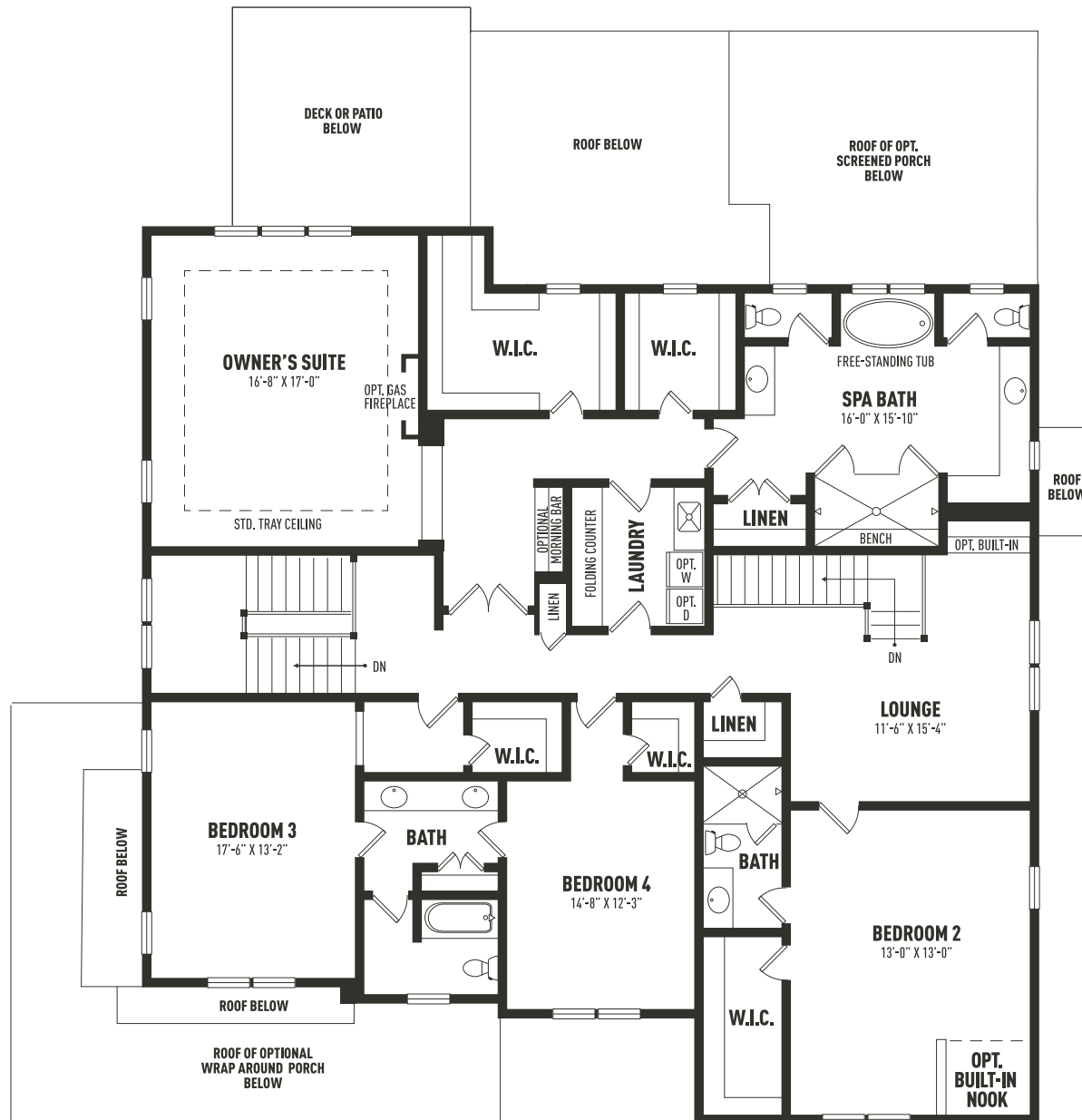
Personalize your home to perfection from a curated designer collection of options and upgrades

CHANDLER FIRST FLOOR



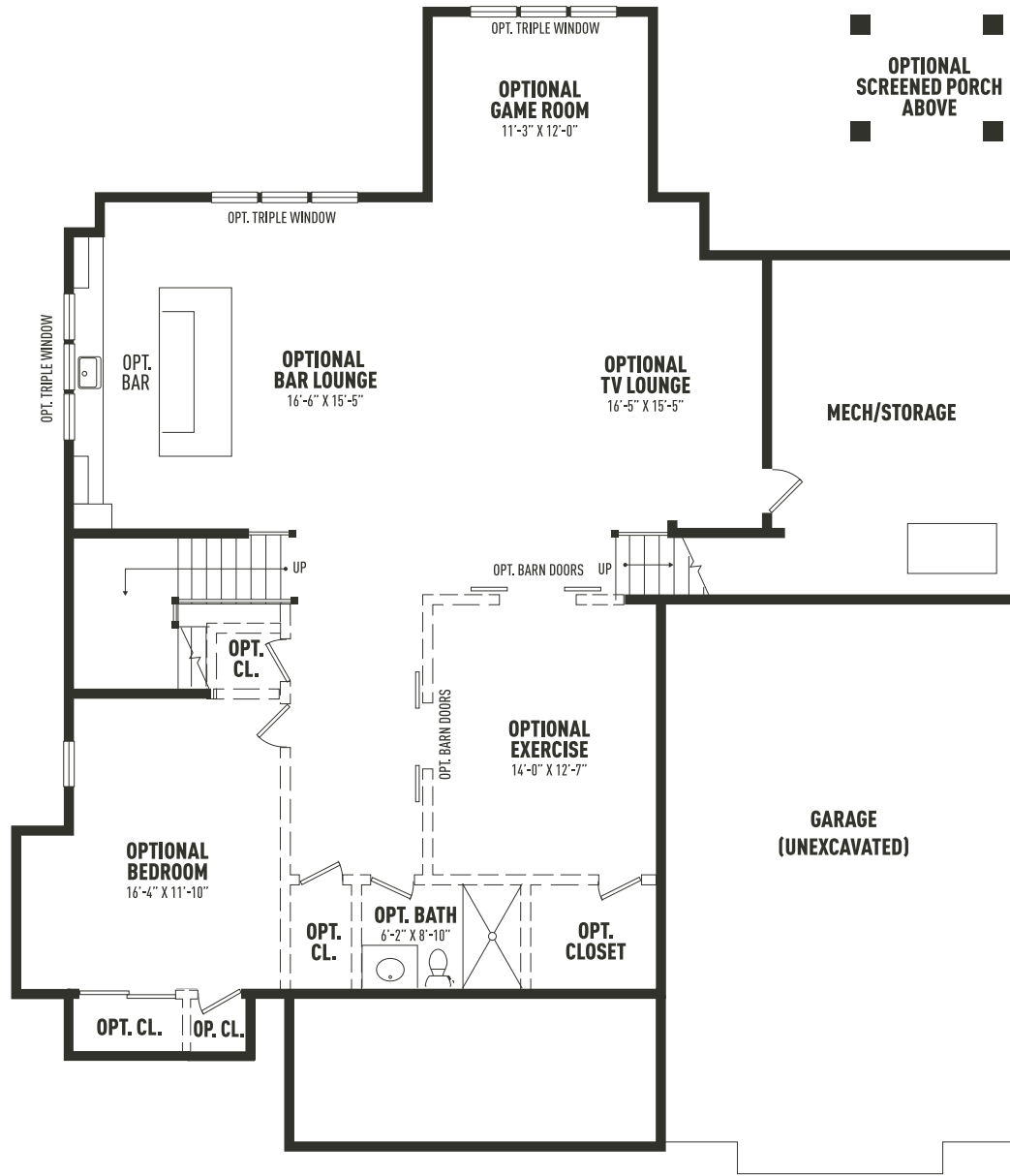
Sketches and illustrations are artist's renderings only. Details, dimensions and colors are subject to change and field variations. All sizes and dimensions are approximate. See sales manager for specifics relating to your home and homesite.

CHANDLER SECOND FLOOR



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CHANDLER LOWER LEVEL

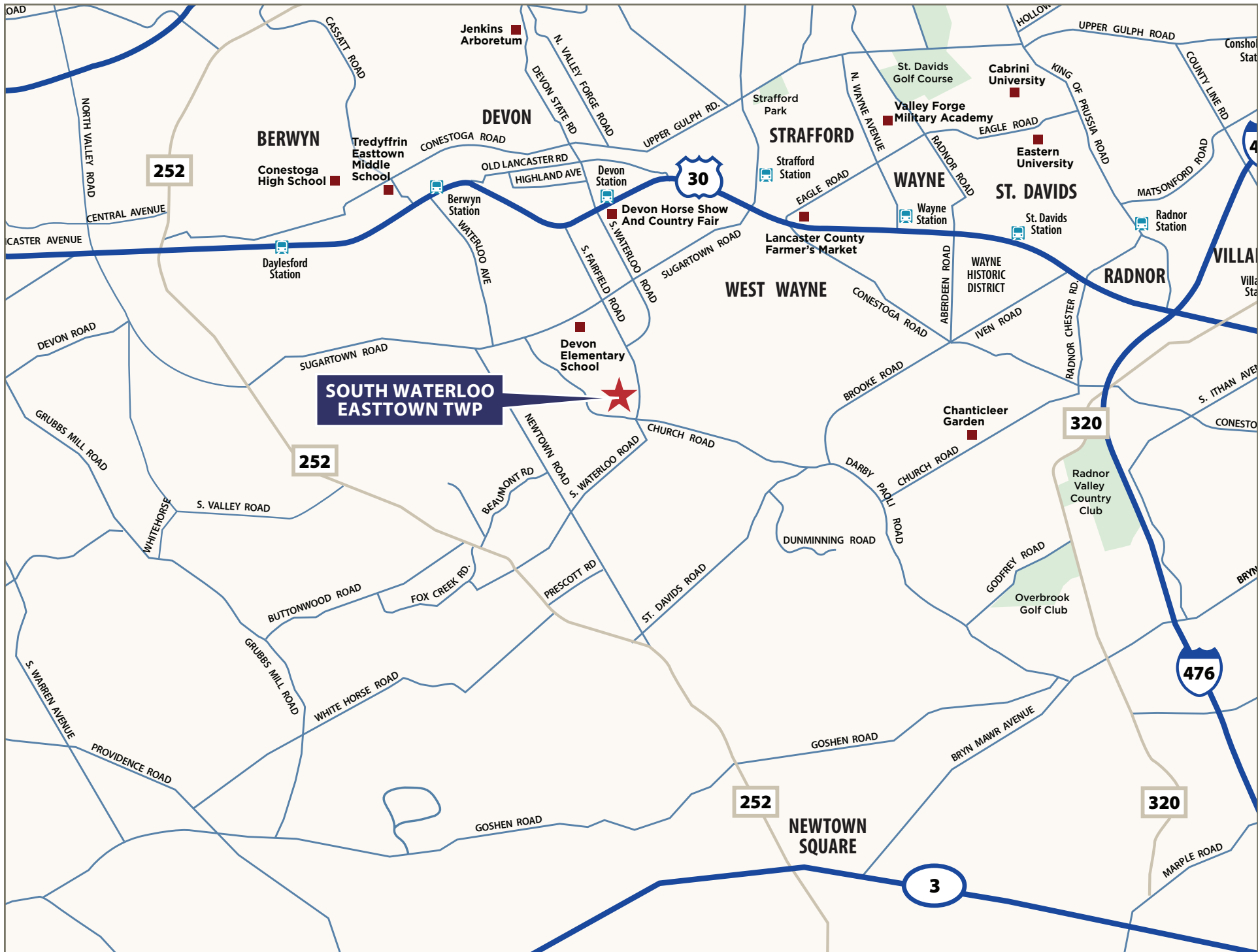


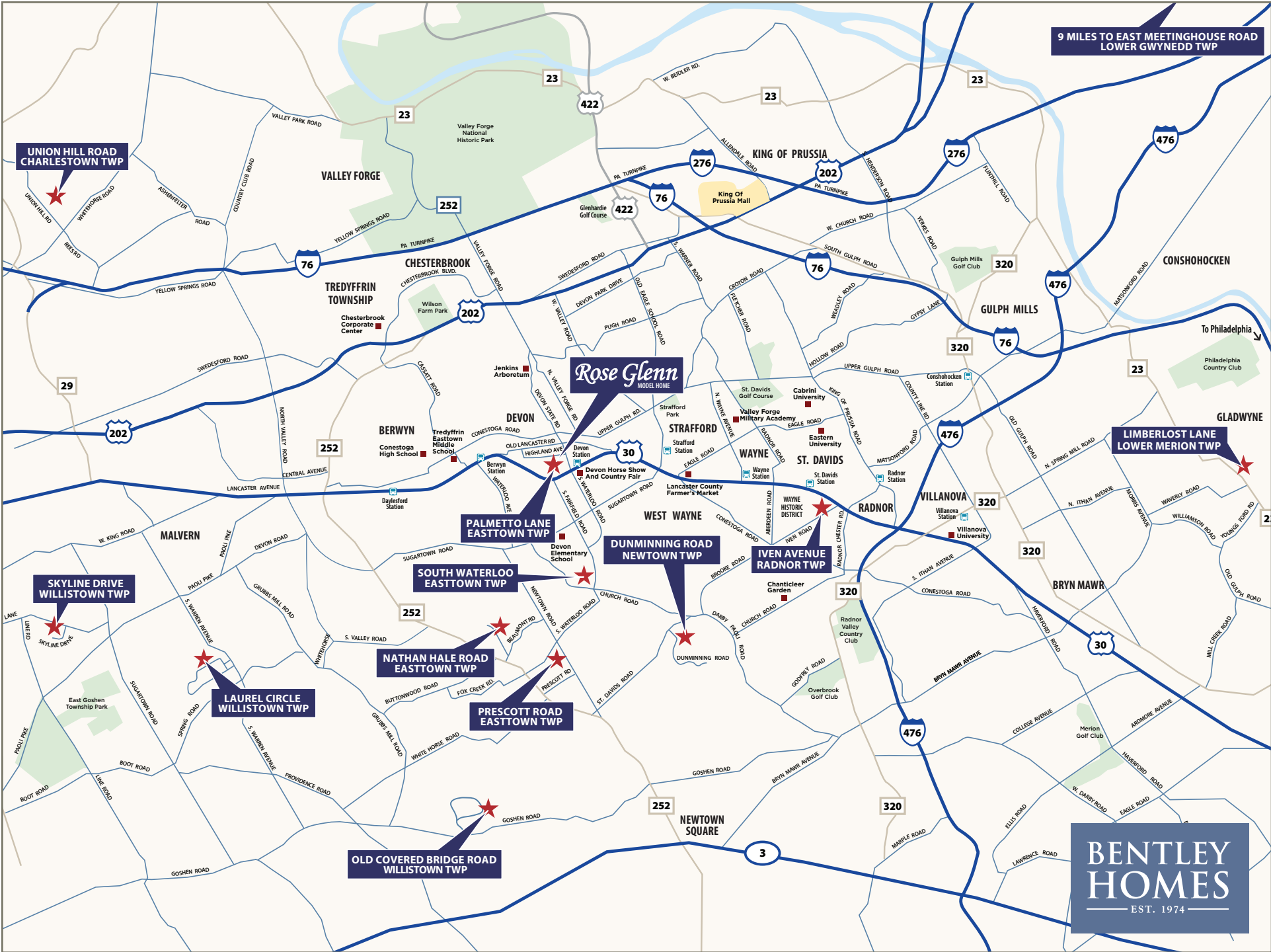
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Acreage: 1.0





UNION HILL ROAD
CHARLESTOWN TWP

9 MILES TO EAST MEETINGHOUSE ROAD
LOWER GWYNEDD TWP

SKYLINE DRIVE
WILLISTOWN TWP

LAUREL CIRCLE
WILLISTOWN TWP

NATHAN HALE ROAD
EASTTOWN TWP

PALMETTO LANE
EASTTOWN TWP

SOUTH WATERLOO
EASTTOWN TWP

PRESCOTT ROAD
EASTTOWN TWP

OLD COVERED BRIDGE ROAD
WILLISTOWN TWP

Rose Glenn
MODEL HOME

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	*\$2,786,230	Immediately
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	SOLD	*\$2,849,900	Fall 2026
718 South Waterloo Road Devon, PA 19333	1.0	Chandler Custom	5,235	Available	*\$3,179,900	Fall 2026
1344 East Meetinghouse Road Amler, PA 19002	1.5	Iven II Custom	5,044	Available	*\$2,187,900	Winter 2026
39 Old Covered Bridge Road Newtown Square, PA 19073	5.0	Chandler Custom	5,235	Available	*\$3,129,900	Winter 2026



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 4/2/26.



— 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	*\$2,786,230	Immediately

* Includes lot premium and options selected to date.

— ROSE GLENN HOMESITES —

HOMESITE #	ACRE	PREMIUM
1	0.60	RESERVED
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 4/2/26.



— 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	*\$2,659,927	Summer 2026

* Includes lot premium and options selected to date.



FOR ADDITIONAL INFORMATION

Please contact: Bill McGarrigle 484-874-4777
Bill@billmcgarrigleteam.com | 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 4/2/26.

