
ROSE GLENN

A Bentley Community

Devon, Pennsylvania



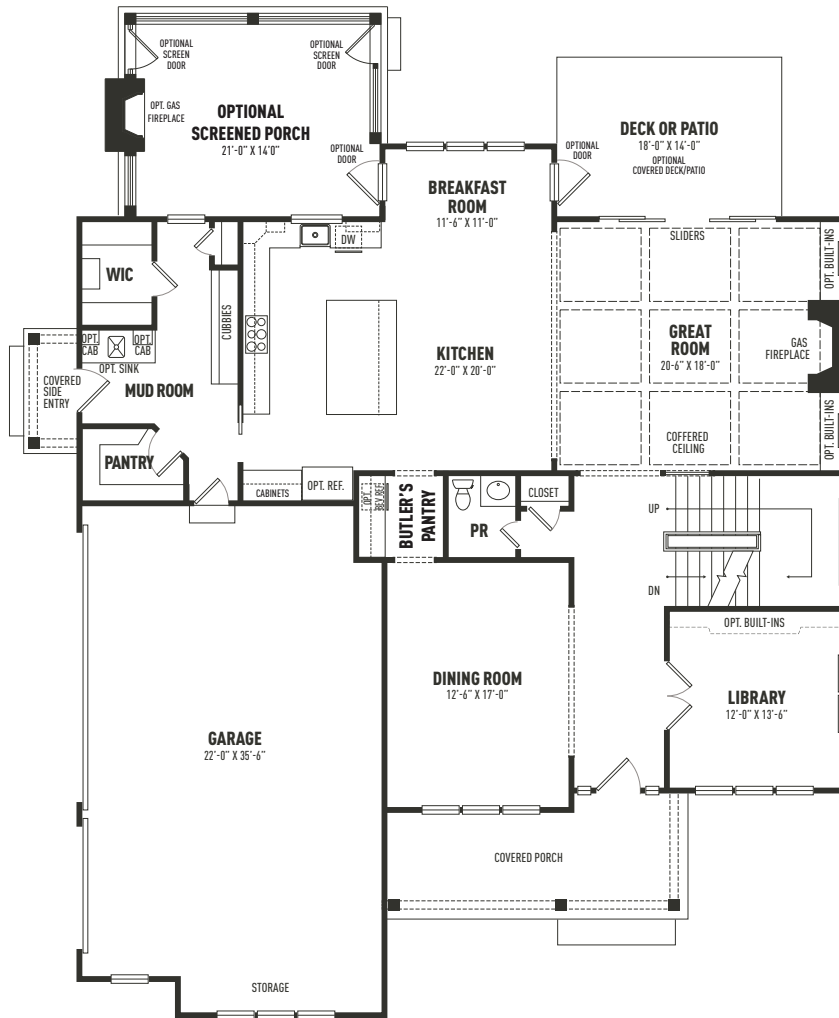
BentleyHomes.com



Rose Glenn • Devon, PA

Model: Logan
3,685 Square Feet
4 Bedrooms | 4.5 Baths | 3 Car Garage
Base Price: \$2,249,900

LOGAN FIRST FLOOR

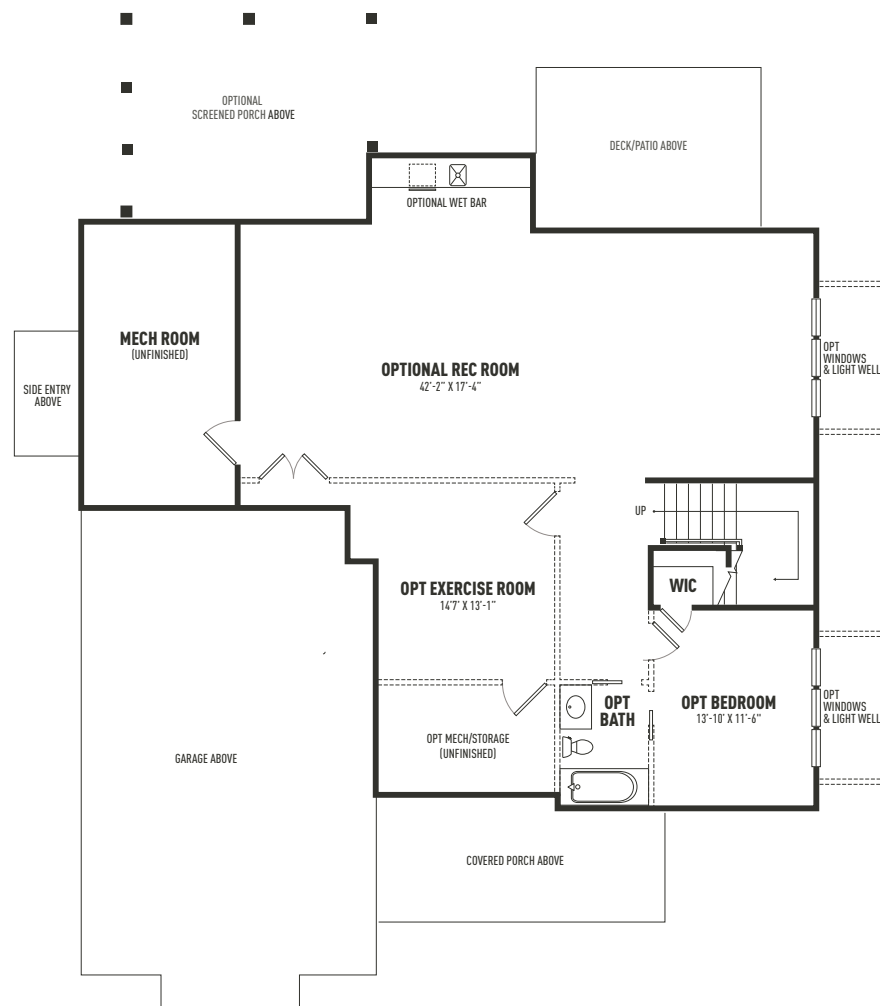


LOGAN SECOND FLOOR



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.

LOGAN LOWER LEVEL



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Rose Glenn • Devon, PA

Model: Atlee A Elevation
Square Footage: 4,346
4 Bedrooms | 3.5 Baths | 3 Car Garage
Base Price: \$2,349,900



Rose Glenn • Devon, PA

Model: Atlee Optional B Elevation
Square Footage: 4,346
4 Bedrooms | 3.5 Baths | 3 Car Garage



Rose Glenn • Devon, PA

Model: Atlee Optional E Elevation
Square Footage: 4,346
4 Bedrooms | 3.5 Baths | 3 Car Garage



Rose Glenn • Devon, PA

Model: Atlee Optional G Elevation
Square Footage: 4,346
4 Bedrooms | 3.5 Baths | 3 Car Garage

THREE CAR GARAGE

MUD ROOM

W. I. C.

PANTRY

KITCHEN
21'-6" X 18'-0"

BUTLER'S PANTRY

DINING ROOM
14'-2" X 17'-6"

BREAKFAST ROOM
11'-6" X 7'-6"

GREAT ROOM
21'-0" X 18'-0"

LIBRARY
14'-6" X 12'-6"

FRONT PORCH

DECK OR PATIO
18'-0" X 14'-0"

OPTIONAL SCREENED PORCH
21'-0" X 14'-0"

OPTIONAL GAS FIREPLACE

OPTIONAL SCREEN DOOR

OPTIONAL SLIDER

OPTIONAL CABINETS

OPTIONAL SINK

OPTIONAL BUILT-INS

12" SLIDER

COFFERED CEILING

UP

DN

STAIRS

UP BUILT-IN BENCH

DOWN BUILT-IN BENCH

Left Layout:

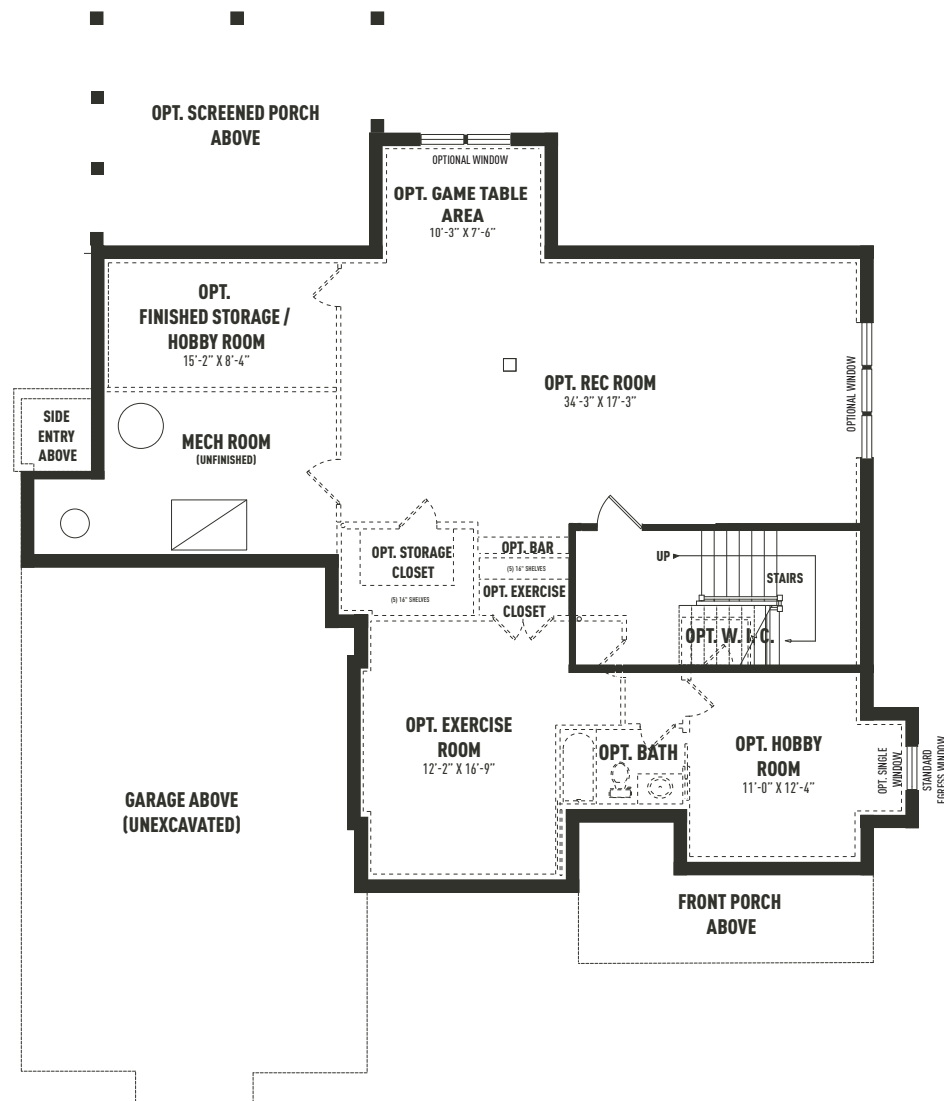
- BEDROOM 3** 12'-5" X 15'-8"
- BATH 3**
- BATH 4**
- EN SUITE OPTION**
- W.I.C.** (Walk-In Closet)
- SHOWER BENCH**
- OPT. SEATING**
- ROOF BELOW**

Right Layout:

- BEDROOM 1** 13'-6" X 14'-6"
- BEDROOM 2** 13'-4" X 14'-6"
- BEDROOM 3** 12'-6" X 21'-4"
- BATH 1**
- BATH 2**
- BATH 3**
- BATH 4**
- PRIMARY SUITE** 15'-0" X 18'-0"
- SPA BATH** 13'-0" X 12'-0"
- SITTING AREA**
- W.I.C.** (Walk-In Closet)
- SHOWER BENCH**
- OPT. SEATING**
- OPT. WINDOW SEAT**
- LAUNDRY**
- OPT. CABINETS**
- DN** (Downstairs)
- ROOF BELOW**
- OPTIONAL SCREENED PORCH ROOF BELOW**
- DECK/PATIO BELOW**

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ATLEE A LOWER LEVEL



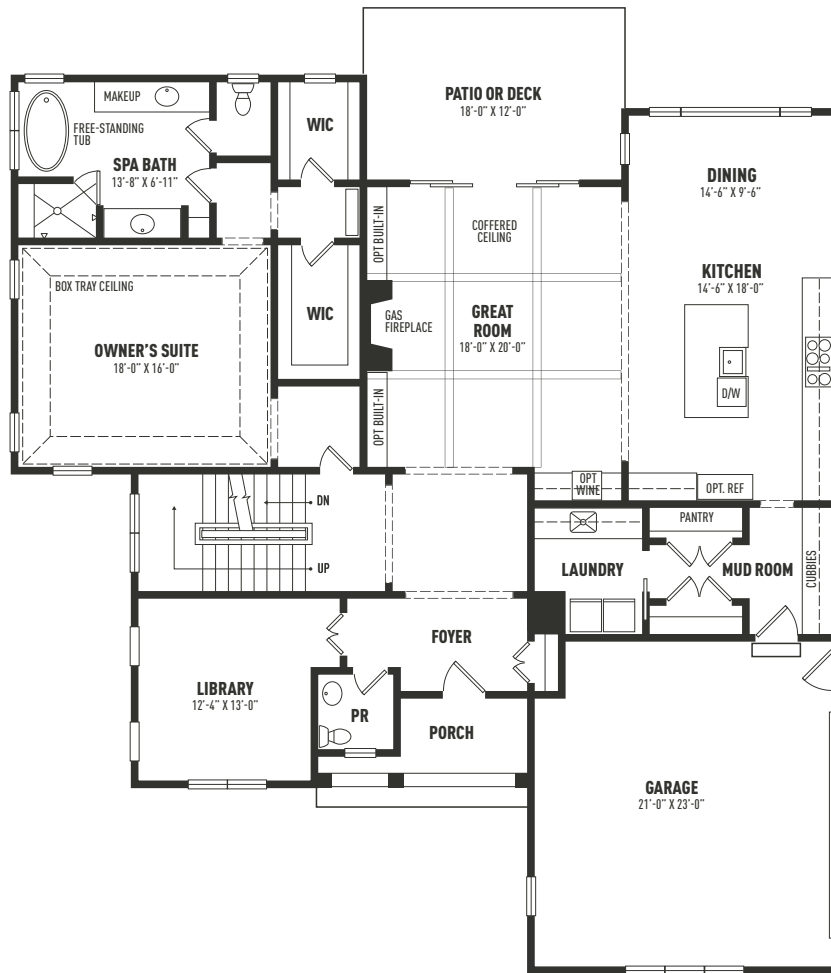
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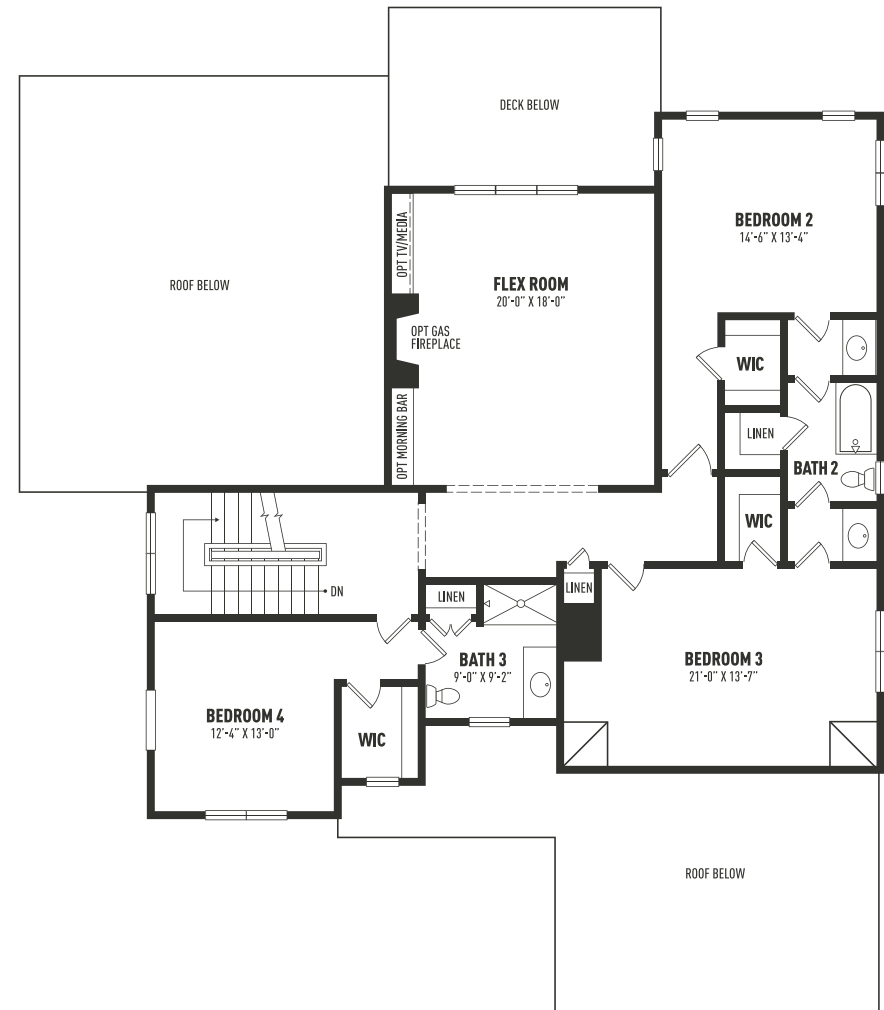
Rose Glenn • Devon, PA

Model: Baldwin
Square Footage: 4,039
4 Bedrooms | 3.5 Baths | 2 Car Garage
Base Price: \$2,299,900
Features a first floor primary suite

BALDWIN FIRST FLOOR

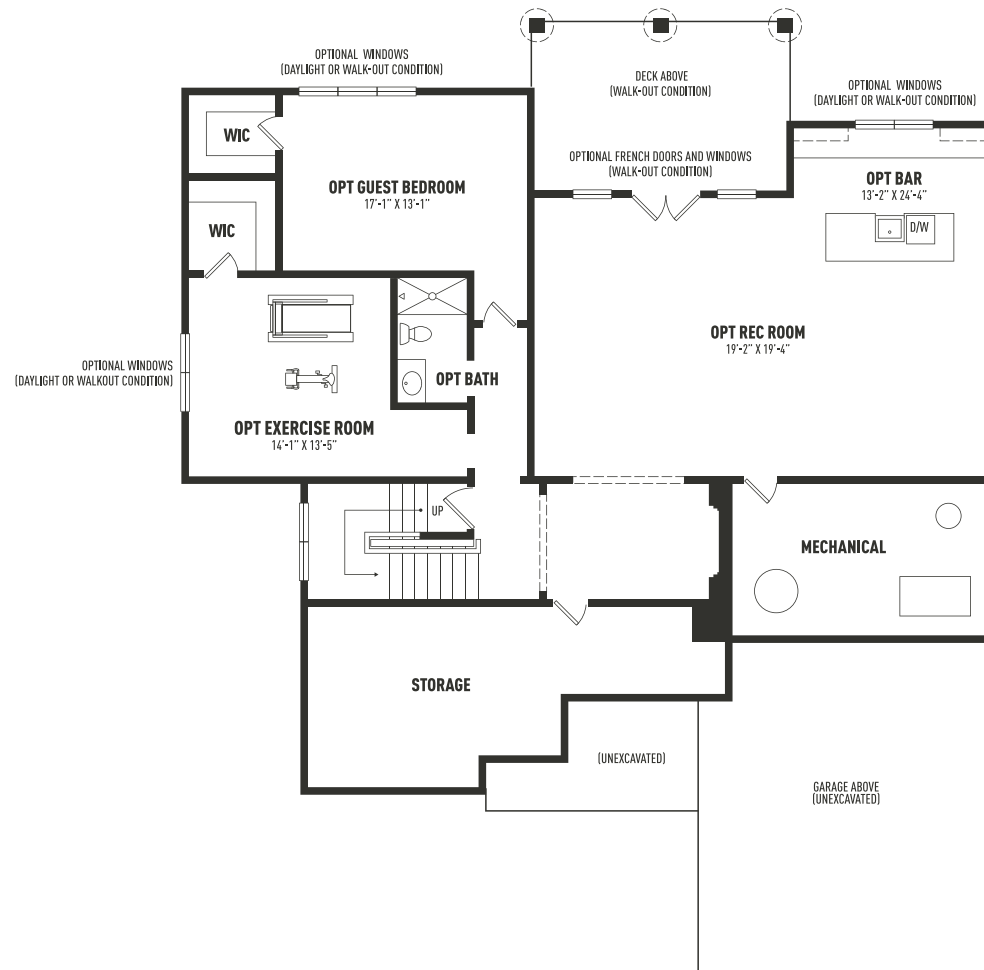


BALDWIN SECOND FLOOR



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BALDWIN LOWER LEVEL



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SIGNATURE APPOINTMENTS

Rose Glenn • Devon, PA

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

LOCATION

- Ten half acre homesites located on the Main Line less than a half mile from the Devon train station
- Renowned Tredyffrin/Easttown school district

ARCHITECTURAL

- Design by nationally acclaimed architects
- Open, airy beautiful floor plans offering 4-5 bedrooms, 3.5-4.5 baths
- Baldwin model features first floor primary suite
- Oversized two and three car garages
- Coffered ceiling and gas fireplace 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

- Abundant closet space with melamine shelving and rod
- Built-in cubbies in mudroom
- Composite deck or large-brushed concrete patio (depending on grade)

KITCHEN

- Professionally designed layout with 42" Century Carriage House soft close cabinets
- Granite or quartz or countertops with 3"x 6" DalTile Rittenhouse Square staggered subway backsplash
- Stainless steel sink with single lever Kohler Simplice faucet in polished chrome with pull-out spray
- Luxury appliances including:
 - 36" Bosch 6-burner gas range
 - Bosch stainless steel dishwasher
 - Bosch stainless steel microwave drawer
 - Chimney style range hood
- Pantry storage and butler's pantry

SIGNATURE APPOINTMENTS

Rose Glenn • Devon, PA

BATHS

- Formal powder room with Kohler Memoirs pedestal sink and Kohler widespread tempered faucet in polished chrome.
- Spacious luxurious spa bath featuring:
 - Kohler Tempered 8" widespread faucets in polished chrome
 - Separate commode room
 - Free standing soaking tub and floor mount tub filler
 - Large shower with frameless shower door
- 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

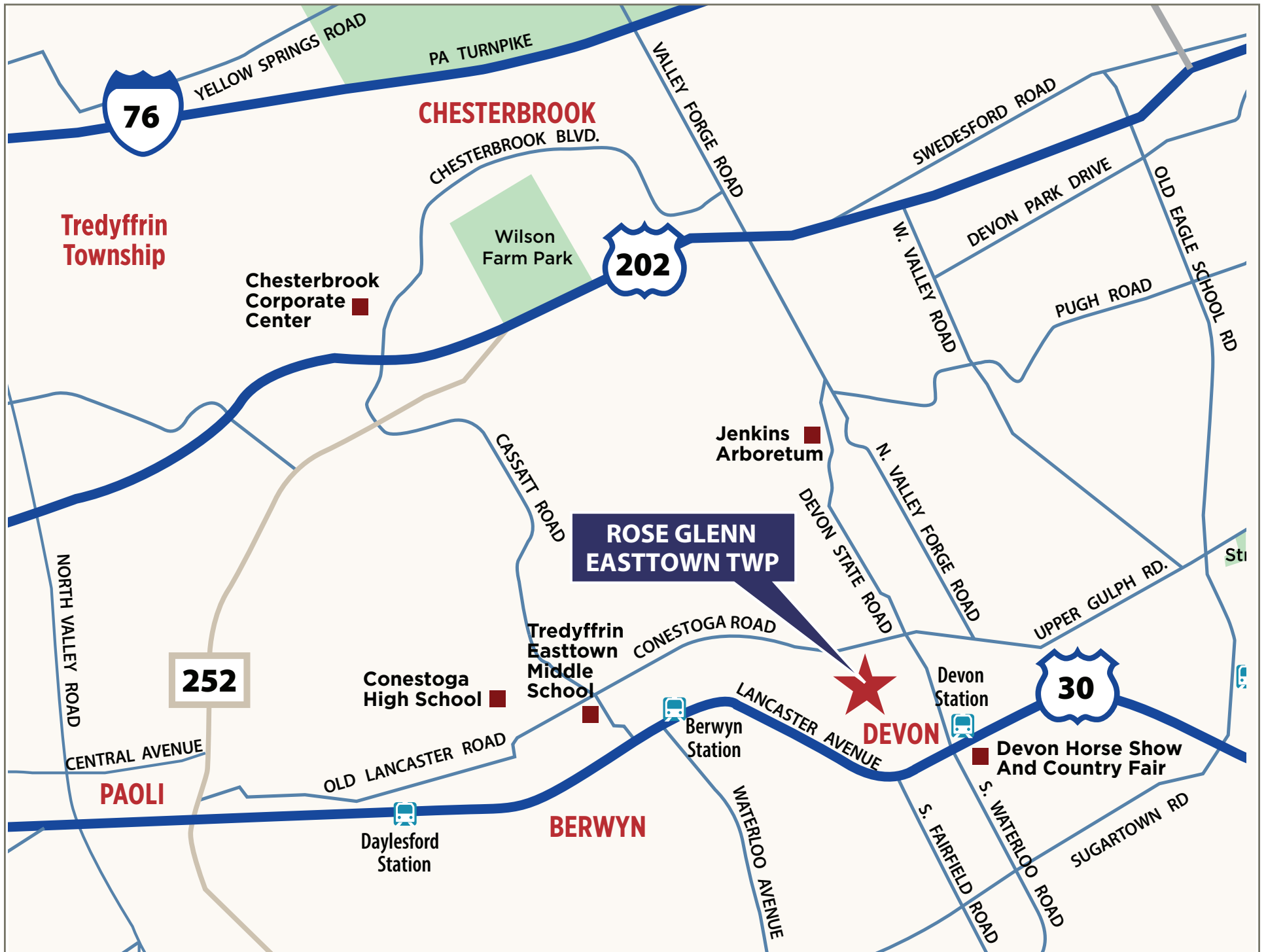
- 92% high efficiency gas heater
- 75-gallon gas hot water heater
- 15-SEER A/C
- 400 AMP service
- Public sewer & water
- Natural gas
- Energy efficient construction:
 - Poured concrete foundation
 - Insulated garage doors
- Viwinco double hung windows
- Stone and James Hardie cement board siding
-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

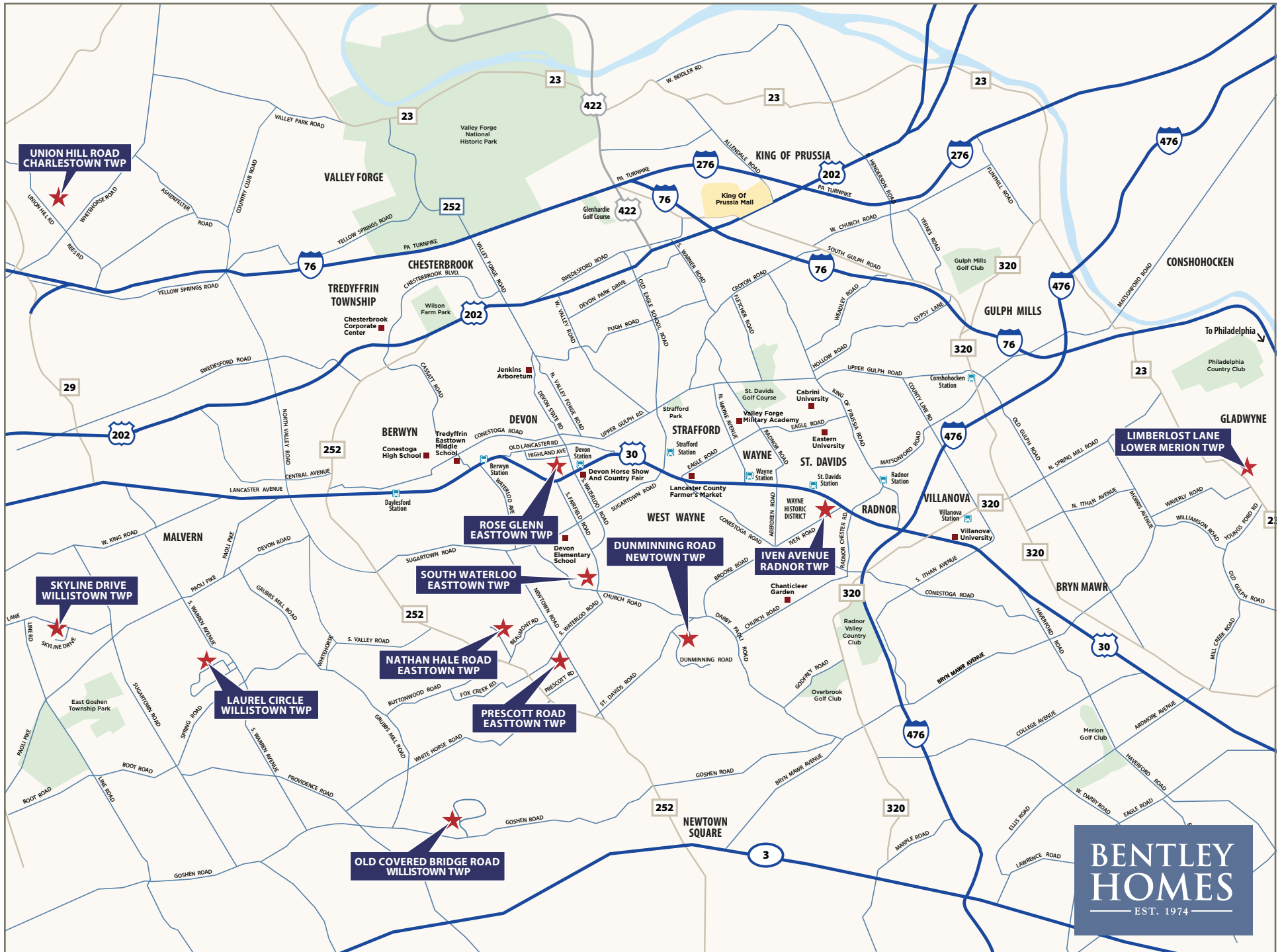
THE BENTLEY DIFFERENCE

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







**BENTLEY
HOMES**
— EST. 1974 —

— ROSE GLENN MODELS —

MODEL	SQUARE FOOTAGE	BASE PRICE
Logan	3,685	\$2,249,900
Atlee	4,346	\$2,349,900
Baldwin	4,039	\$2,299,900

— 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	\$2,707,543	December 2025
105 Palmetto Lane, Devon, PA 19333 #8	0.51	Atlee Custom	4,346±	Available	\$2,469,887	Spring 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	RESERVED

— ROSE GLENN HOMESITES —

HOMESITE #	ACRE	PREMIUM
6	0.80	\$150,000
7	0.55	—
8	0.51	Spec Home
9	0.48	\$15,000
10	0.75	Unavailable

FOR ADDITIONAL INFORMATION

Please contact: Nicole Rymer 610-553-3530
NRymer@bentleyhomes.com | visit www.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 10/24/25.



— 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	4,346	Available	*\$2,354,778	November 2025
104 Palmetto Lane Devon, PA 19333	0.50	Atlee Custom	4,346	Available	*\$2,707,543	December 2025
105 Palmetto Lane Devon, PA 19333	0.51	Atlee Custom	4,346	Available	*\$2,469,887	Spring 2026
837 Nathan Hale Road Berwyn, PA 19312	1.0	Chandler Custom	5,235	Available	*\$2,849,900	Summer 2026
718 South Waterloo Road Devon, PA 19333	1.0	Chandler Custom	5,235	Available	*\$3,179,900	Summer 2026
20 Constant Spring Lane Malvern, PA 19335	47.0±	Chandler Custom	5,235	Available	*\$4,275,000	Fall 2026
317 Iven Avenue Wayne, PA 19087	.33	Iven Custom	4,741	SOLD		Summer 2025
7 Old Covered Bridge Road Newtown Square, PA 19073	2.0	Iven Custom	4,741	SOLD		Summer 2026
916 Prescott Berwyn, PA 19312	1.0	Chandler Custom	5,235	SOLD		Summer 2025

* Includes lot premium and options selected to date.



FOR ADDITIONAL INFORMATION

Please contact: Art Herling 610-225-7400 (office) | 215-431-3944 (mobile) | ART@LNF.com
Nicole Rymer 610-553-3530 | NRymer@bentleyhomes.com | visit www.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 10/24/25.



— 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	*\$2,499,900	Spring 2026

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



FOR ADDITIONAL INFORMATION

Please contact: Bill McGarrigle 484-874-4777
Bill@billmcgarrigleteam.com | visit 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 10/24/25.

