ROSE GLENN

A Bentley Community

Devon, Pennsylvania

BENTLEY HOMES
EST. 1974

BentleyHomes.com



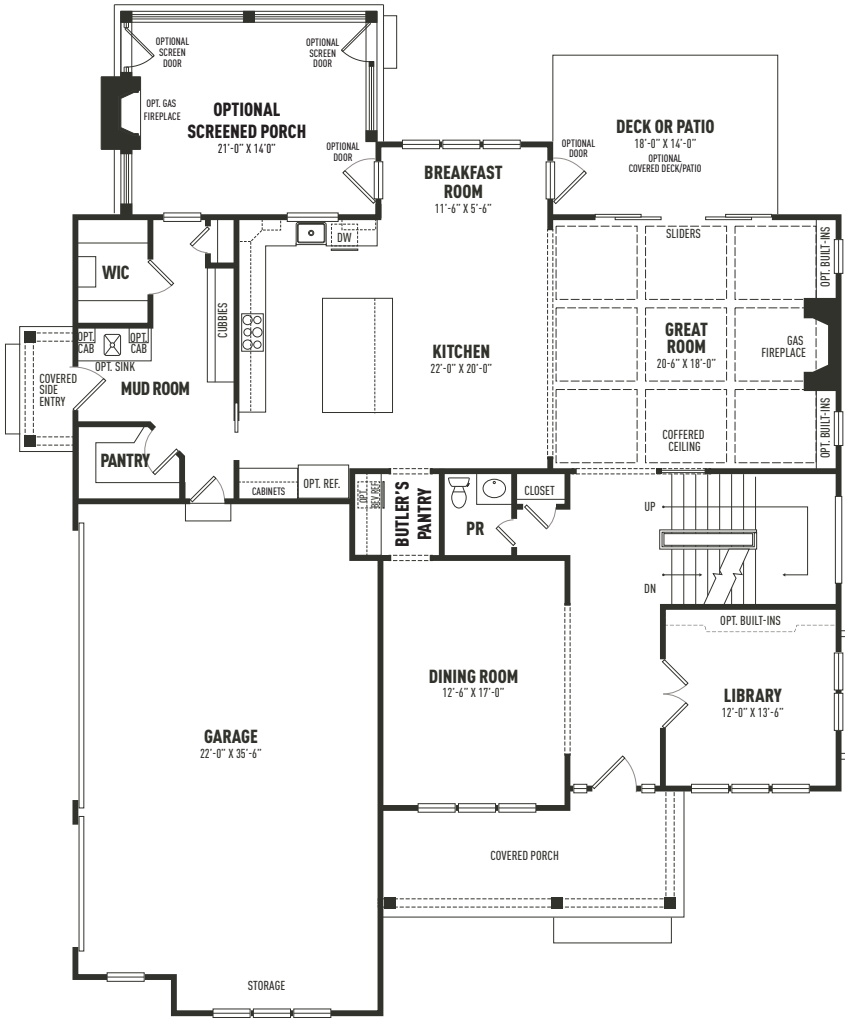




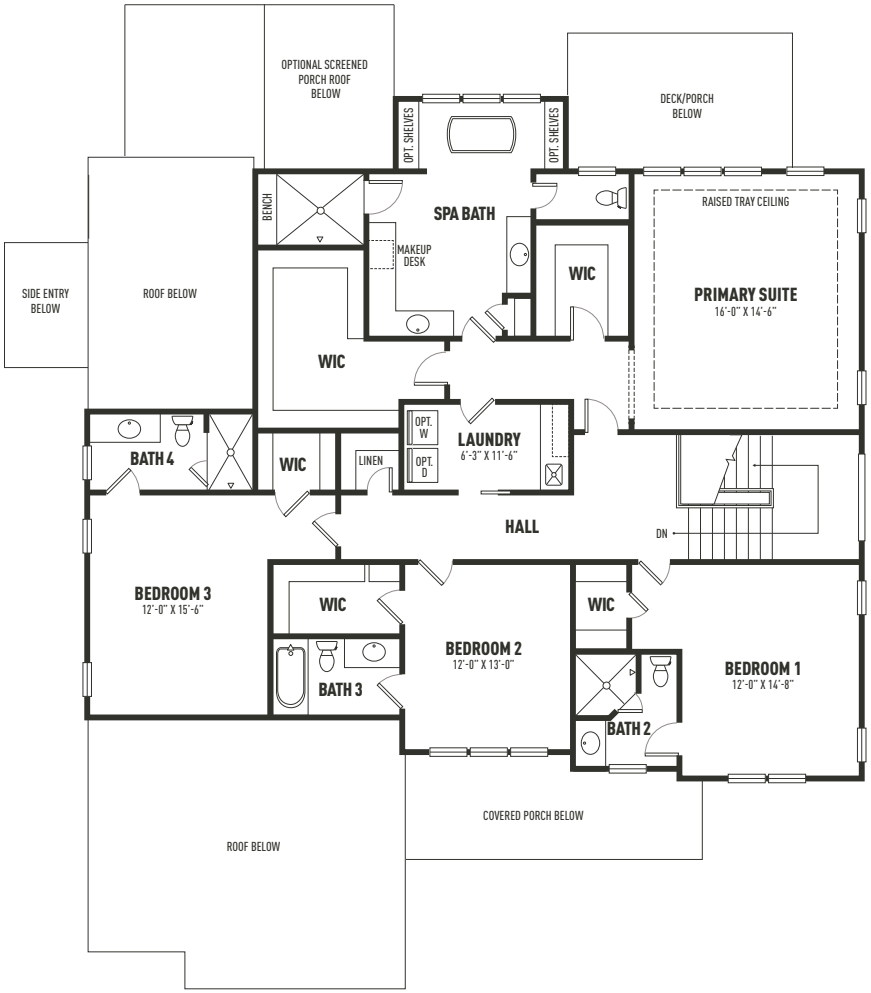
Rose Glenn • Devon, PA

Model: Logan
Square Footage: 4,014
4 Bedrooms | 4.5 Baths | 3 Car Garage
Base Price: $2,299,900

LOGAN
FIRST FLOOR

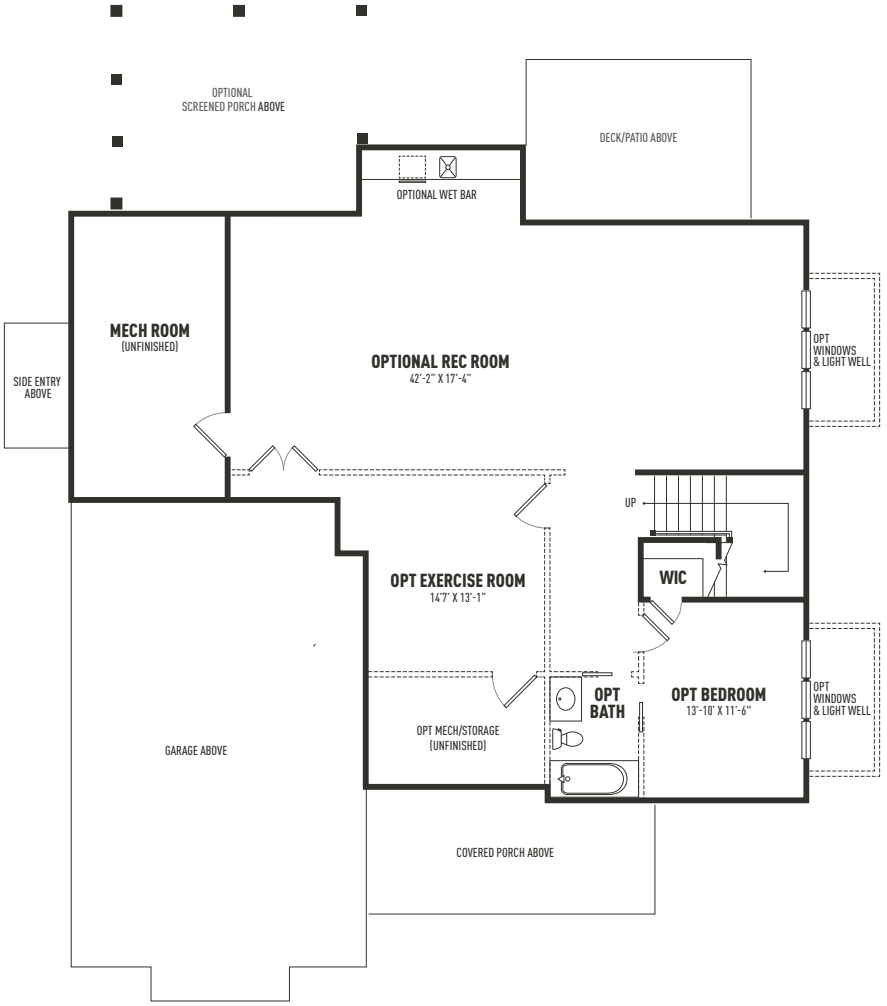


LOGAN
SECOND FLOOR



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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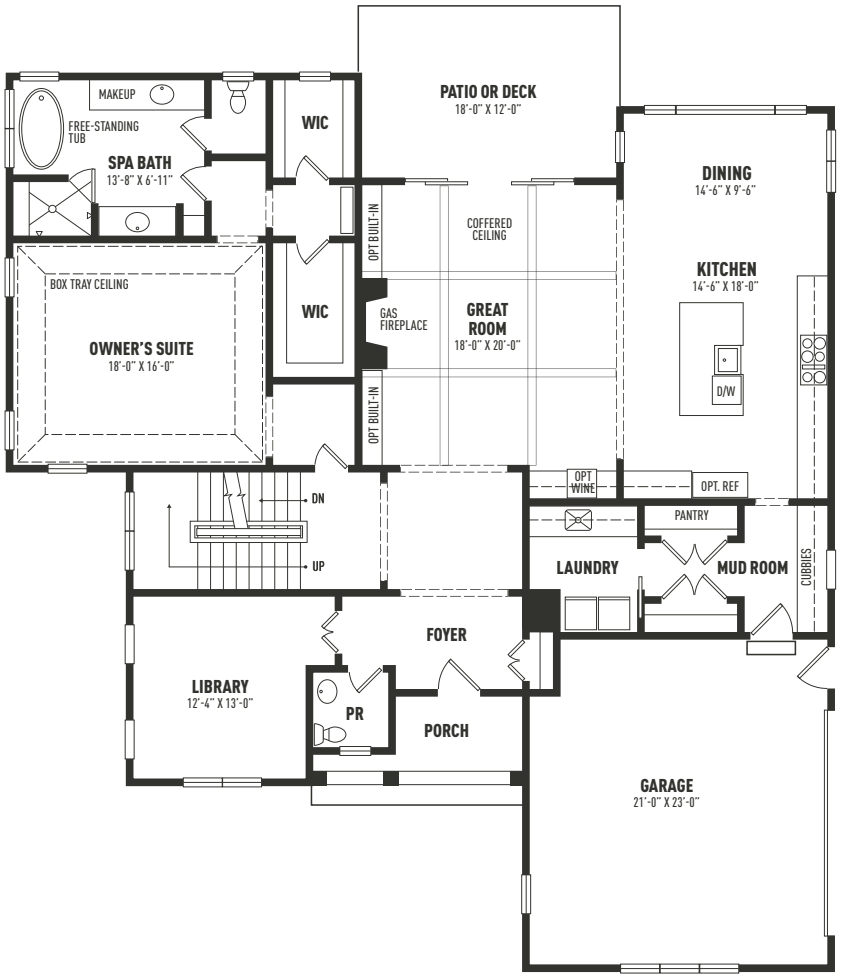




Rose Glenn • Devon, PA

Model: Baldwin
Square Footage: 4,118
4 Bedrooms | 3.5 Baths | 2 Car Garage
Base Price: $2,349,900
Features a first floor primary suite

BALDWIN
FIRST FLOOR

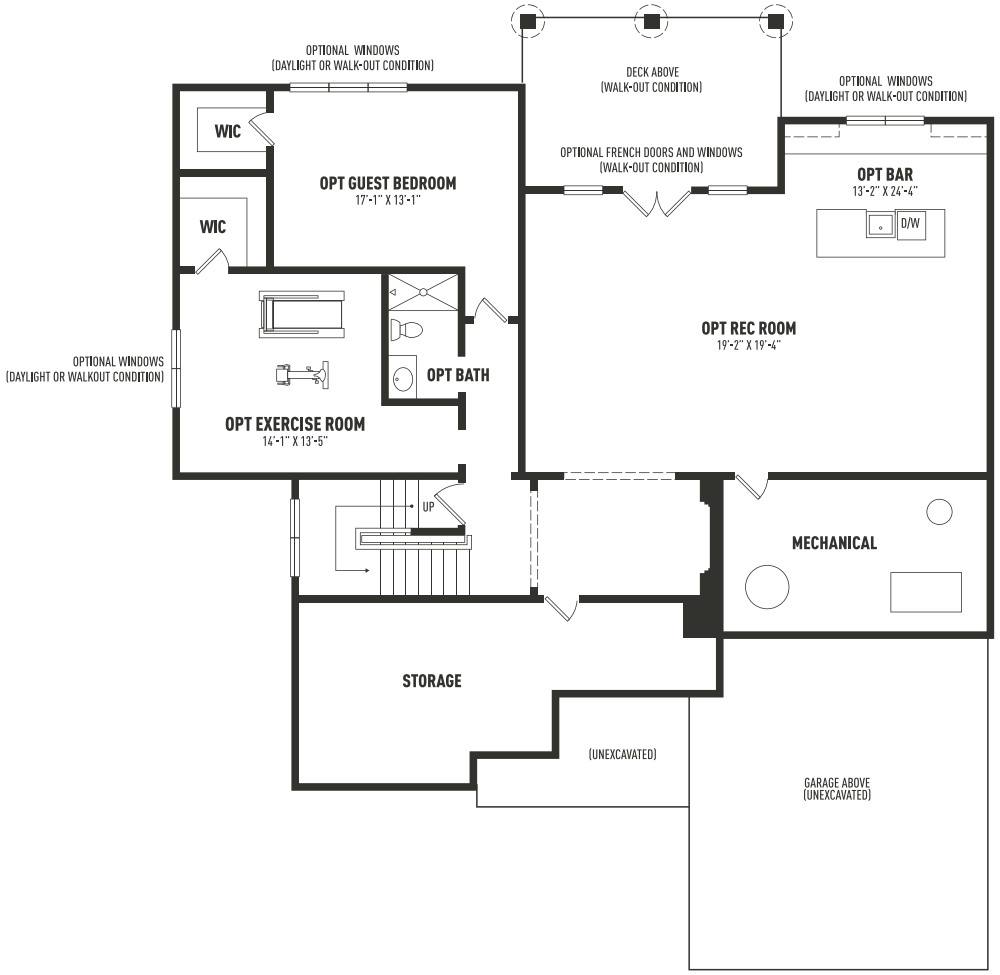


BALDWIN
SECOND FLOOR



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BALDWIN
LOWER LEVEL



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Rose Glenn • Devon, PA

Model: Atlee A Elevation
Square Footage: 4,448
4 Bedrooms | 3.5 Baths | 3 Car Garage
Base Price: $2,399,900







Rose Glenn • Devon, PA

Model: Atlee Optional B Elevation
Square Footage: 4,467
4 Bedrooms | 3.5 Baths | 3 Car Garage







Rose Glenn • Devon, PA

Model: Atlee Optional E Elevation
Square Footage: 4,463
4 Bedrooms | 3.5 Baths | 3 Car Garage



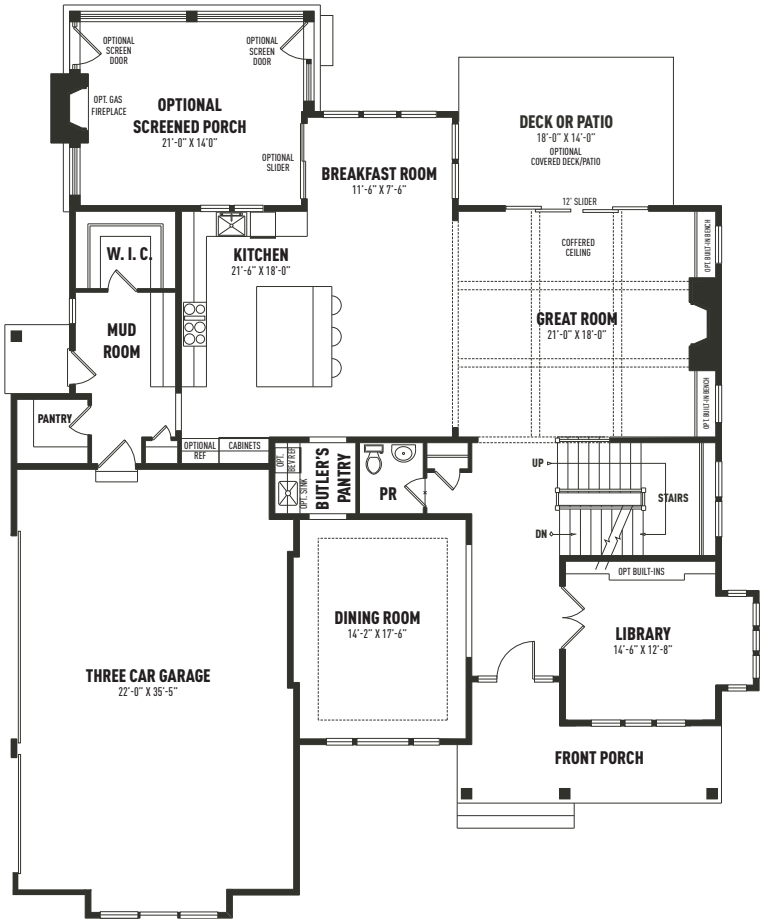




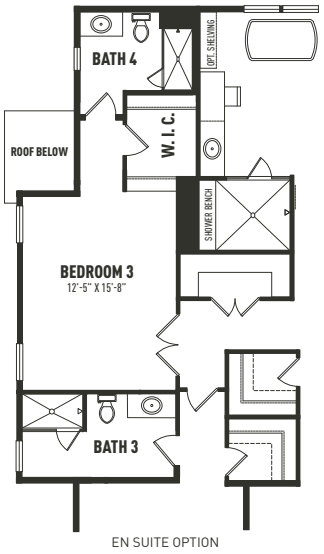
Rose Glenn • Devon, PA

Model: Atlee Optional G Elevation
Square Footage: 4,448
4 Bedrooms | 3.5 Baths | 3 Car Garage

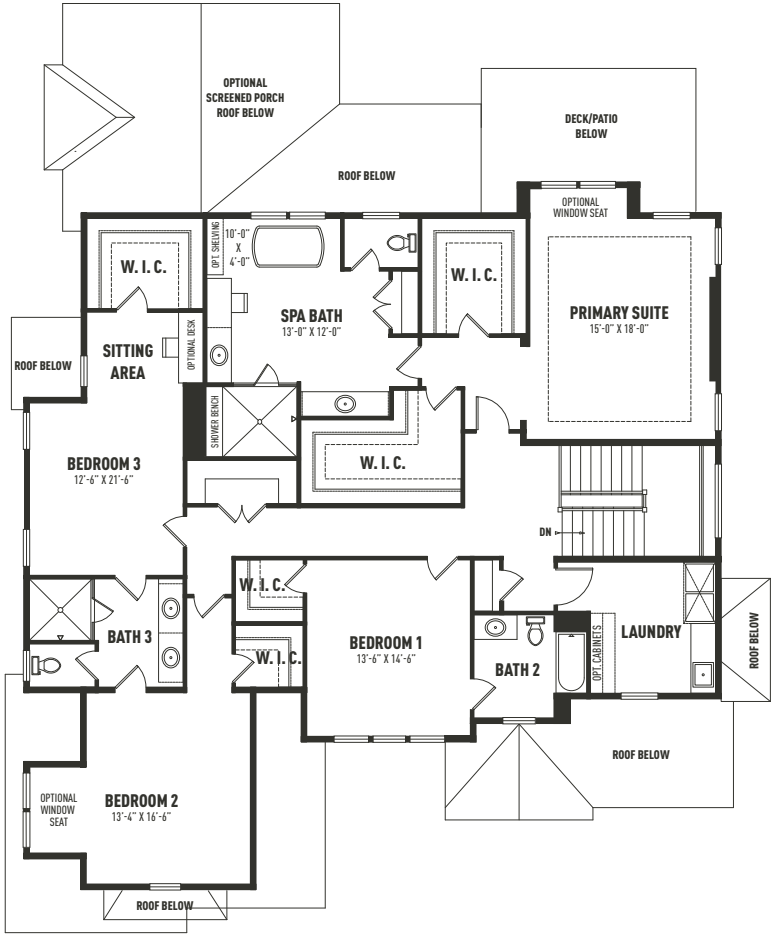
ATLEE A
FIRST FLOOR



ATLEE A
SECOND FLOOR

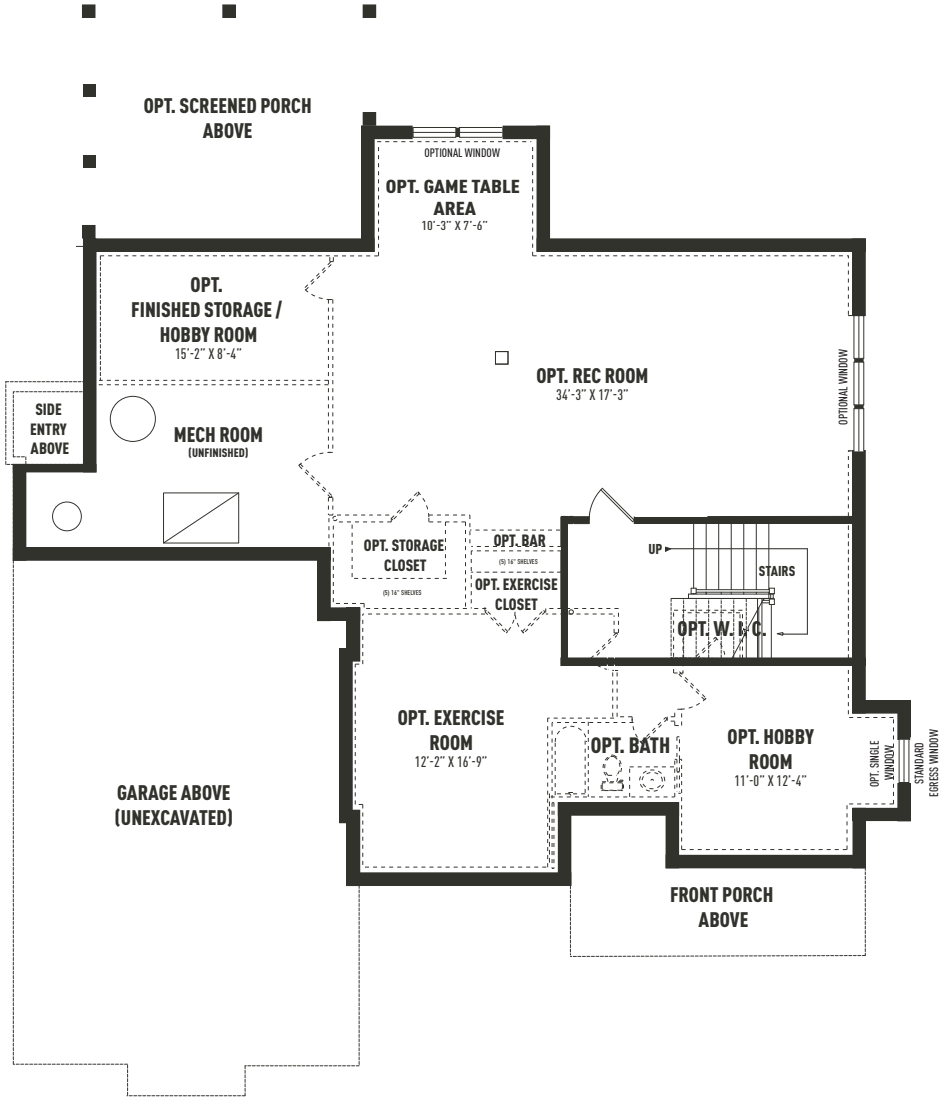


EN SUITE OPTION



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ATLEE A
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

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

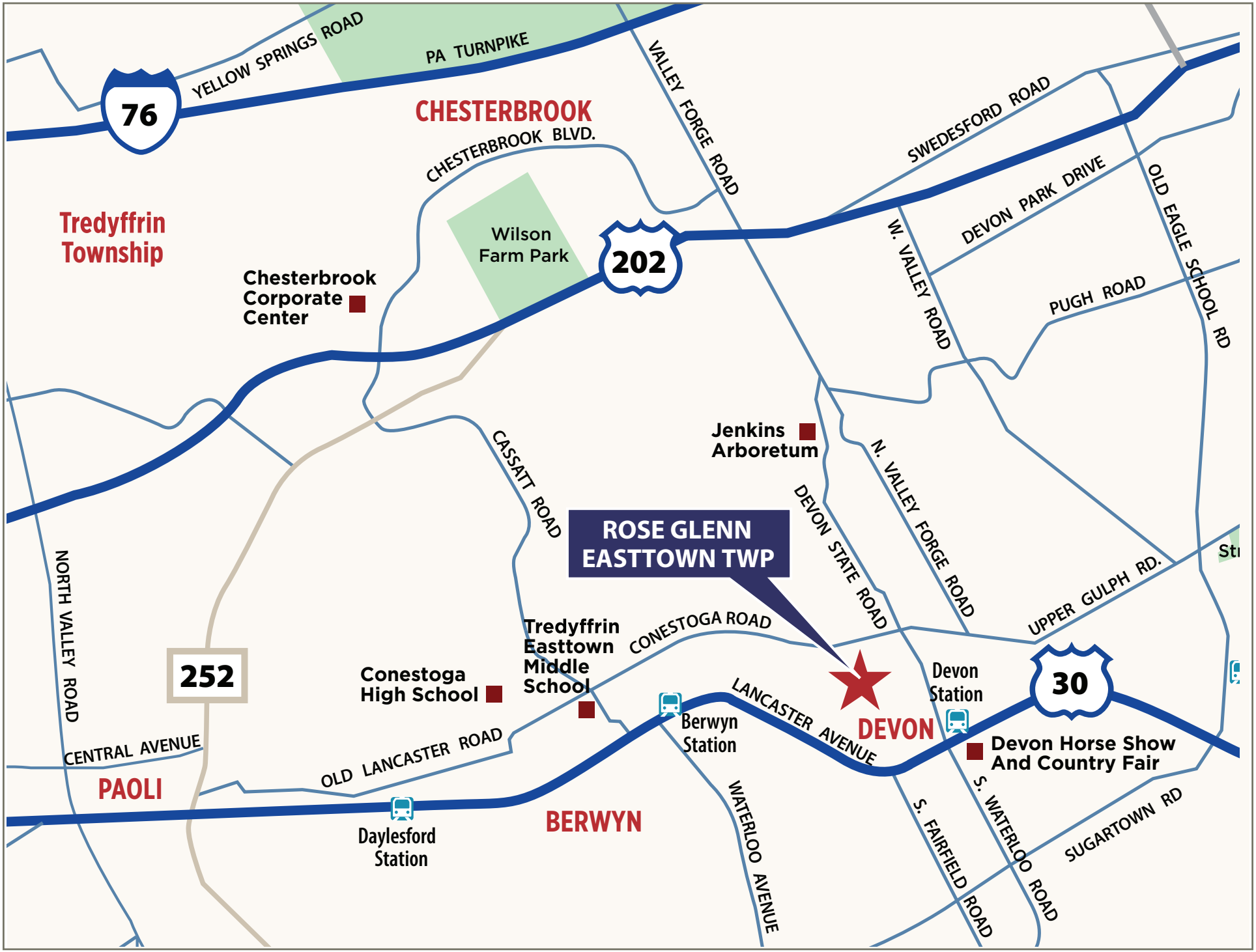
Homeowner's Association (HOA) - Please consult your sales manager regarding the Rose Glenn HOA its responsibilities and associated fees.

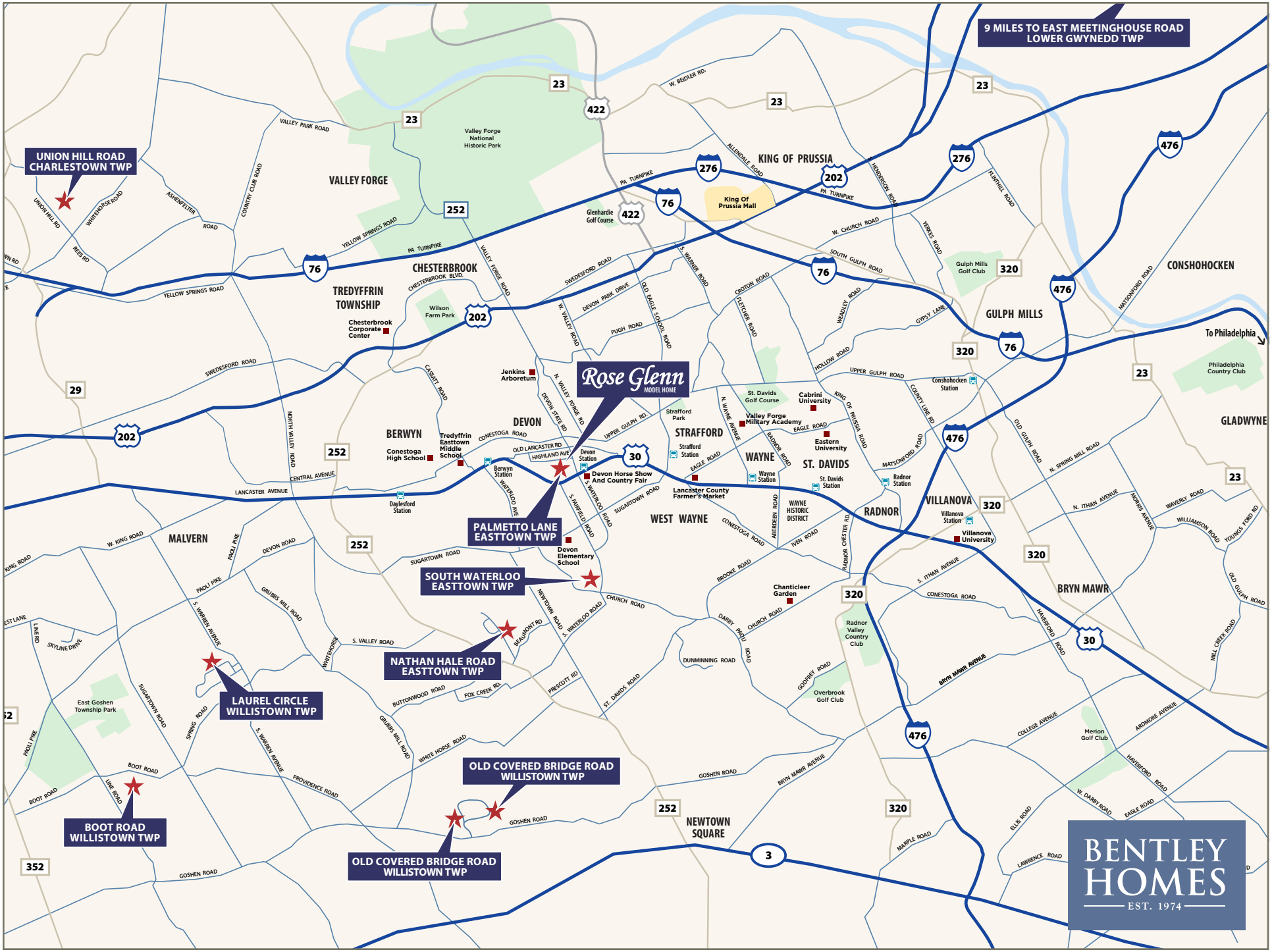
THE BENTLEY DIFFERENCE

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


HIGHLAND AVENUE
POCKET PARK
SOLD
SOLD
MODEL HOME
SOLD
SOLD
SOLD
SOLD
SOLD
107 Palmetto Lane
PALMETTO LANE
COMMUTER RAILWAY
1
2
3
4
5
6
7
8
9
10


ROSE GLENN
EASTTOWN TWP
CHESTERBROOK
Tredyffrin
Township
Wilson
Farm Park
Chesterbrook
Corporate
Center
Jenkins
Arboretum
Tredyffrin
Easttown
Middle
School
Conestoga
High School
Berwyn
Station
Devon
Station
DEVON
Devon Horse Show
And Country Fair
PAOLI
BERWYN
Daylesford
Station
76
202
252
30
YELLOW SPRINGS ROAD
PA TURNPIKE
VALLEY FORGE ROAD
CHESTERBROOK BLVD.
SWEDESFORD ROAD
DEVON PARK DRIVE
OLD EAGLE SCHOOL RD
W. VALLEY ROAD
PUGH ROAD
CASSATT ROAD
N. VALLEY FORGE ROAD
DEVON STATE ROAD
UPPER GULPH RD.
CONESTOGA ROAD
NORTH VALLEY ROAD
CENTRAL AVENUE
OLD LANCASTER ROAD
LANCASTER AVENUE
WATERLOO AVENUE
S. FAIRFIELD ROAD
S. WATERLOO ROAD
SUGARTOWN RD


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
NATHAN HALE ROAD
EASTTOWN TWP
LAUREL CIRCLE
WILLISTOWN TWP
BOOT ROAD
WILLISTOWN TWP
OLD COVERED BRIDGE 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 WHEATLAND
NEWTOWN SQUARE
Valley Forge National Historic Park
King Of Prussia Mall
Glenhardie Golf Course
Wilson Farm Park
Chesterbrook Corporate Center
Jenkins Arboretum
Tredyffrin Easttown Middle School
Conestoga High School
Daylesford Station
Berwyn Station
Devon Station
Devon Horse Show And Country Fair
Devon Elementary School
Strafford Station
Strafford Park
Valley Forge Military Academy
St. Davids Golf Course
Cabrini University
Eastern University
Wayne Station
St. Davids Station
Radnor Station
Lancaster County Farmer's Market
WAYNE HISTORIC DISTRICT
Villanova Station
Villanova University
Chanticleer Garden
Radnor Valley Country Club
Overbrook Golf Club
Gulph Mills Golf Club
Conshohocken Station
Philadelphia Country Club
Merion Golf Club
East Goshen Township Park
To Philadelphia
PA TURNPIKE
VALLEY PARK ROAD
COUNTRY CLUB ROAD
ASHENFELTER ROAD
WHITEHORSE ROAD
UNION HILL RD
REES RD
YELLOW SPRINGS ROAD
CHESTERBROOK BLVD.
SWEDESFORD ROAD
VALLEY FORGE ROAD
W. BEDDLER RD.
ALLENDALE ROAD
HENDERSON ROAD
FLAINTHILL ROAD
W. CHURCH ROAD
YERKES ROAD
SOUTH GULPH ROAD
GYPSY LANE
HOLLOW ROAD
UPPER GULPH ROAD
COUNTY LINE RD
KING OF PRUSSIA ROAD
MATSONFORD ROAD
OLD GULPH ROAD
N. SPRING MILL ROAD
N. ITHAN AVENUE
MORRIS AVENUE
WAVERLY ROAD
WILLIAMSON ROAD
YOUNGS FORD RD
MILL CREEK ROAD
S. ITHAN AVENUE
HAVERFORD ROAD
BRYN MAWR AVENUE
ARDMORE AVENUE
COLLEGE AVENUE
W. DARBY ROAD
EAGLE ROAD
ELLIS ROAD
LAWRENCE ROAD
MAPLE ROAD
DEVON PARK DRIVE
OLD EAGLE SCHOOL ROAD
S. WARNER ROAD
CROTON ROAD
FLETCHER ROAD
WEADLEY ROAD
PUGH ROAD
W. VALLEY ROAD
N. VALLEY FORGE RD
DEVON STATE RD
CASSATT ROAD
NORTH VALLEY ROAD
CONESTOGA ROAD
OLD LANCASTER RD
HIGHLAND AVE
LANCASTER AVENUE
CENTRAL AVENUE
WATERLOO AVE
S. FAIRFIELD ROAD
S. WATERLOO ROAD
SUGARTOWN ROAD
UPPER GULPH RD.
EAGLE ROAD
N. WAYNE AVENUE
RADNOR ROAD
ABERDEEN ROAD
IVEN ROAD
RADNOR CHESTER RD
BROOKE ROAD
CHURCH ROAD
DARBY PAOLI ROAD
DUNMINNING ROAD
GODFREY ROAD
HAVERFORD ROAD
BRYN MAWR AVENUE
NEWTOWN ROAD
S. WATERLOO ROAD
BELMONT RD
PRESCOTT RD
ST. DAVIDS ROAD
GOSHEN ROAD
PROVIDENCE ROAD
WHITE HORSE ROAD
GRUBBS MILL ROAD
FOX CREEK RD
BUTTONWOOD ROAD
S. VALLEY ROAD
S. WARREN AVENUE
SPRING ROAD
SUGARTOWN ROAD
PAOLI PIKE
DEVON ROAD
W. KING ROAD
KING ROAD
SKYLINE DRIVE
LINE RD
BOOT ROAD
PAOLI PIKE
EST LANE
BENTLEY HOMES
EST. 1974

— ROSE GLENN MODELS —

MODEL	SQUARE FOOTAGE	BASE PRICE
Logan	4,014	$2,299,900
Baldwin	4,118	$2,349,900
Atlee A	4,448	$2,399,900

— ROSE GLENN SPEC HOME —

ADDRESS & HOMESITE #	ACRE	FLOOR PLAN	SQ. FT.	STATUS	PRICE TO DATE	EST. DELIVERY
107 Palmetto Lane, Devon, PA 19333 | #7	0.55	Logan Custom	4,014±	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 11/7/26.

HOWARD HANNA
REAL ESTATE SERVICES

— 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	5,082	Available	**$3,179,900	Spring 2027
1344 East Meetinghouse Road Lower Gwynedd, PA 19002	1.5	Logan II Custom	3,822	Available	**$1,995,900	Spring 2027
39 Old Covered Bridge Road Newtown Square, PA 19073	5.0	Atlee Custom	4,448	Available	**$2,995,000	Spring 2027
107 Palmetto Lane Devon, PA 19333	0.55	Logan Custom	4,014	Available	**$2,499,900	Spring 2027
10 Laurel Circle Malvern, PA 19355	2.1	Atlee Custom	4,448	Available	*$2,599,900	Fall 2026
837 Nathan Hale Road Berwyn, PA 19312	1.0	Chandler Custom	5,082	**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 11/7/26.

HOWARD HANNA
REAL ESTATE SERVICES

— 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	5,306	Available	*$1,999,900	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 11/7/26.

THE MEGHAN CHORIN TEAM
COMPASS