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ROSE GLENN  
A Bentley Community  
Devon, Pennsylvania

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[BentleyHomes.com](https://www.BentleyHomes.com)

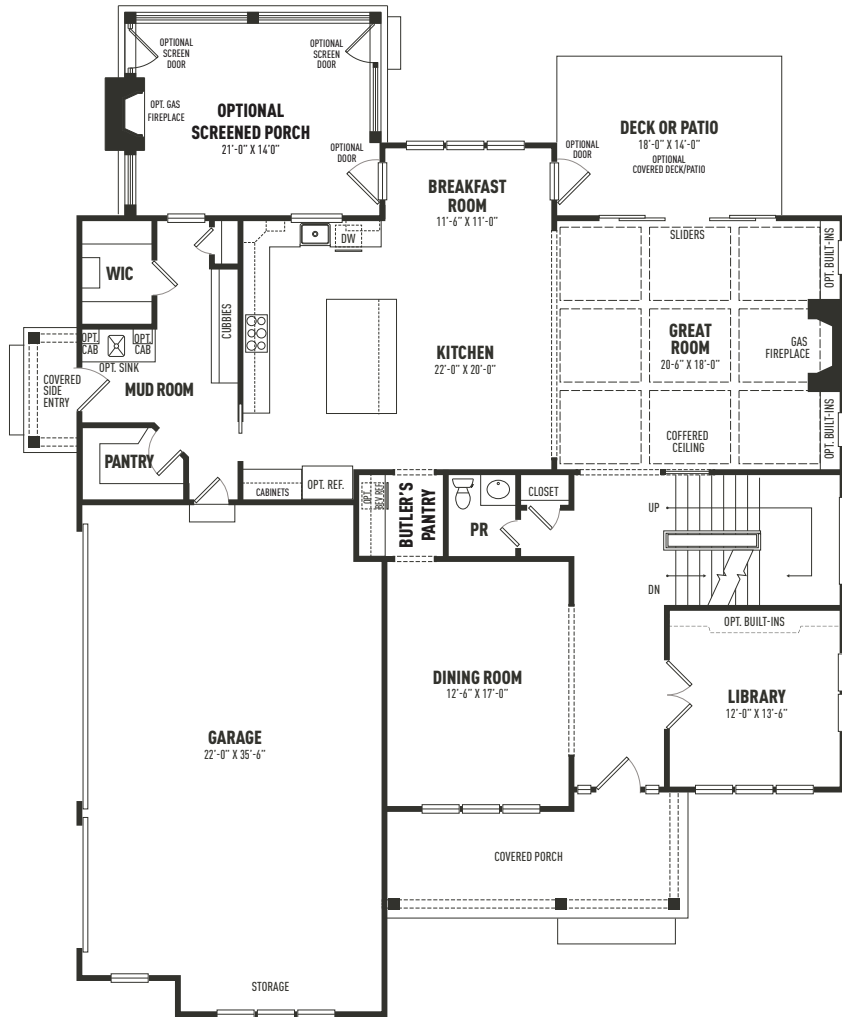




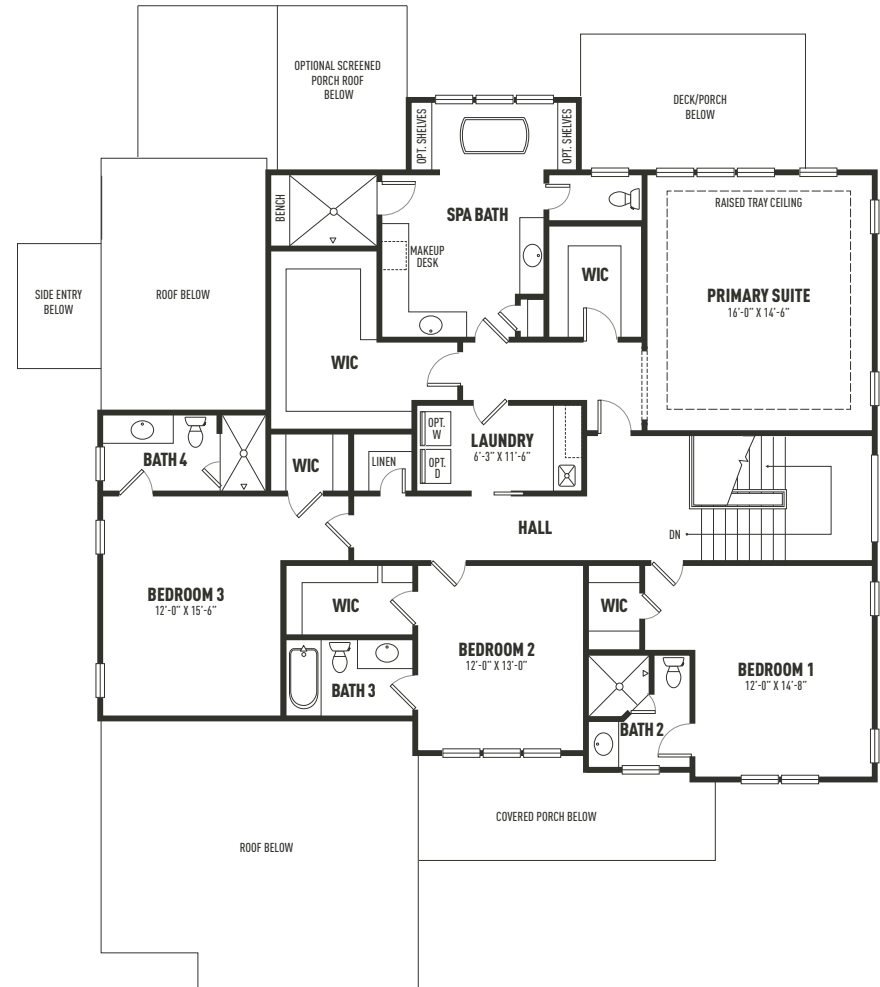
Rose Glenn • Devon, PA

Model: Logan  
3,685 Square Feet  
4 Bedrooms | 4.5 Baths | 3 Car Garage  
Base Price: \$2,299,900

# LOGAN FIRST FLOOR

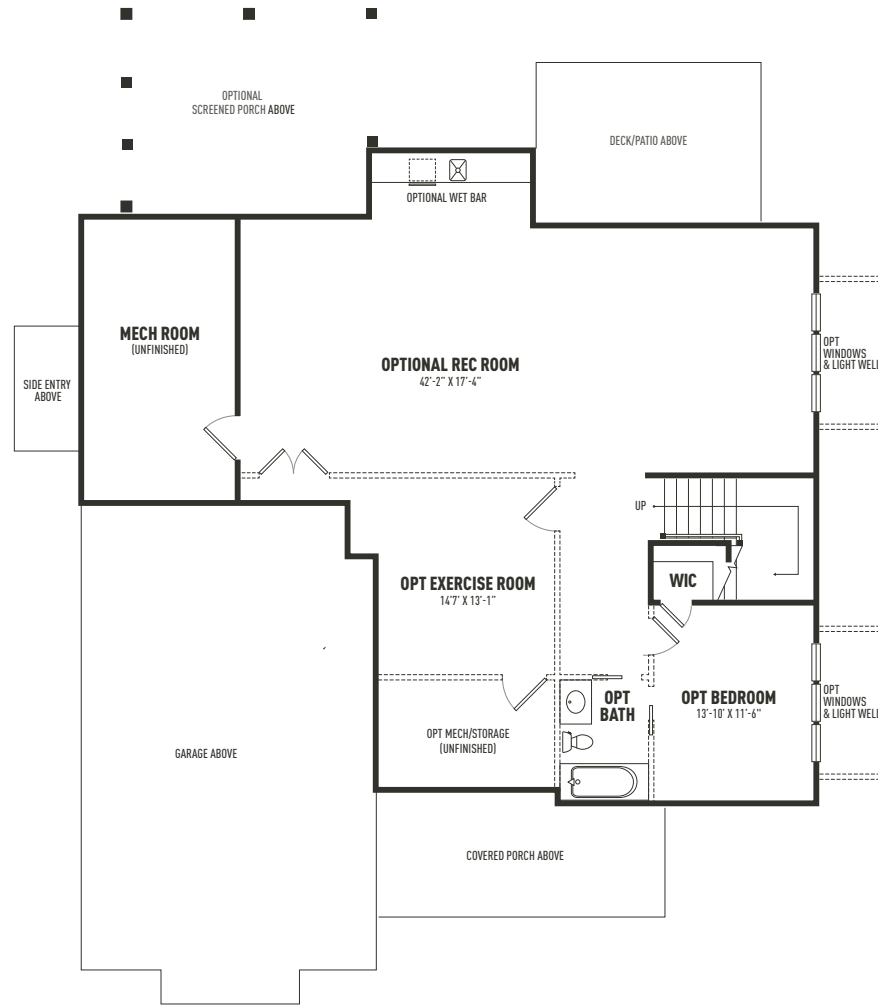


# LOGAN SECOND FLOOR



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



*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.*



Rose Glenn • Devon, PA

Model: Atlee A Elevation  
Square Footage: 4,346  
4 Bedrooms | 3.5 Baths | 3 Car Garage  
Base Price: \$2,399,900



Rose Glenn • Devon, PA

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



Rose Glenn • Devon, PA

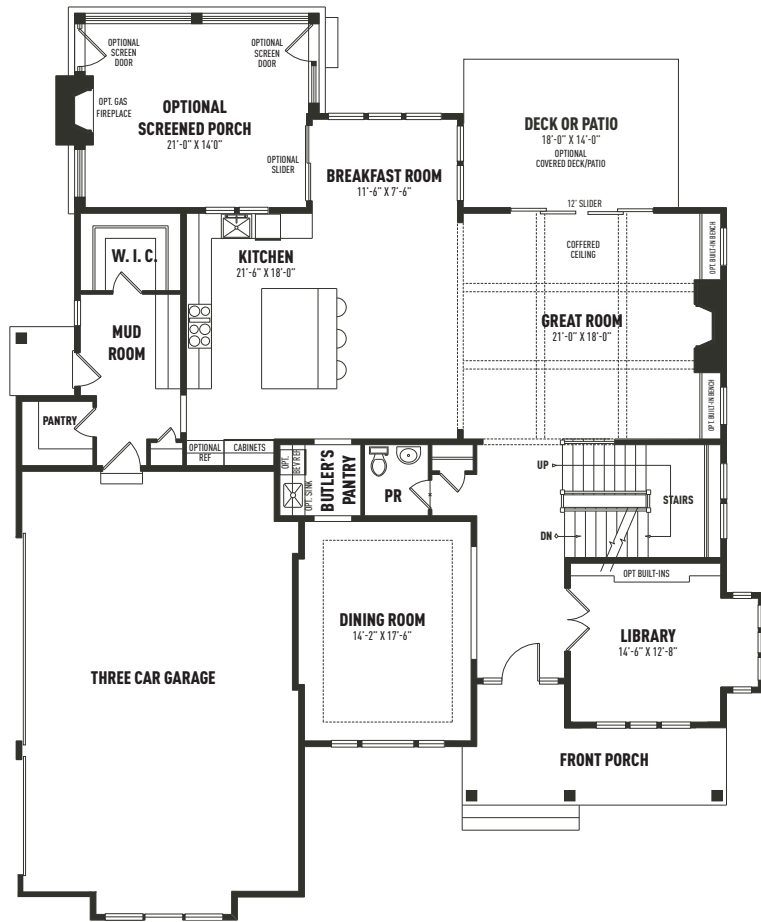
Model: Atlee Optional E Elevation  
Square Footage: 4,346  
4 Bedrooms | 3.5 Baths | 3 Car Garage



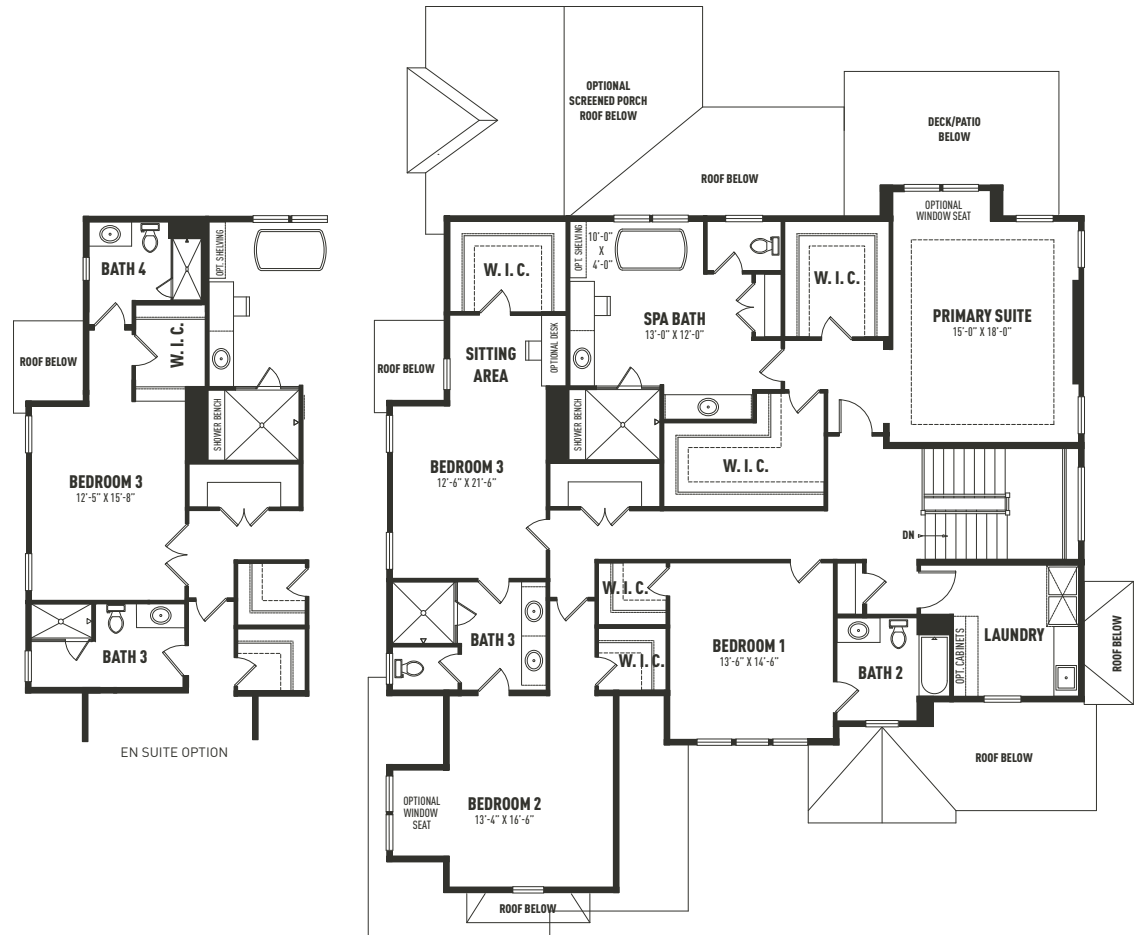
Rose Glenn • Devon, PA

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

# ATLEE A FIRST FLOOR

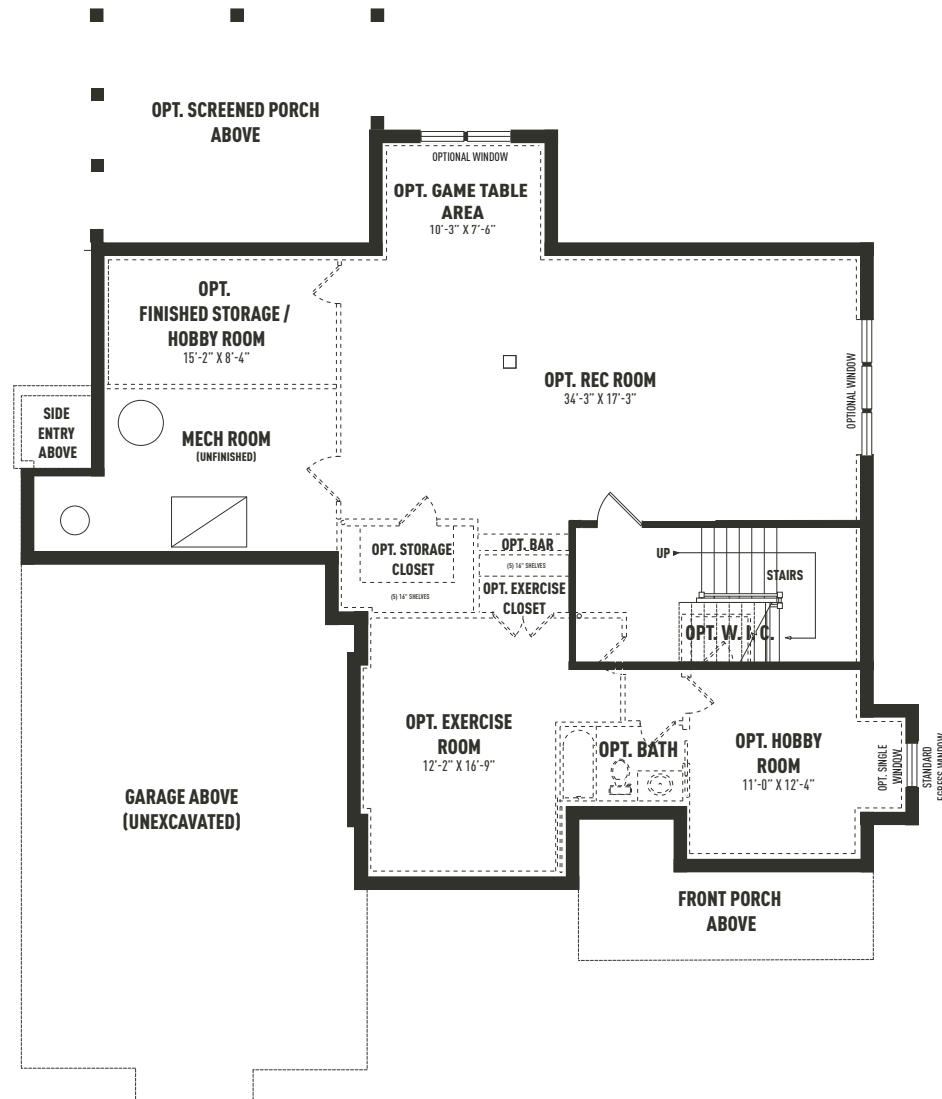


# ATLEE A SECOND FLOOR



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# ATLEE A LOWER LEVEL



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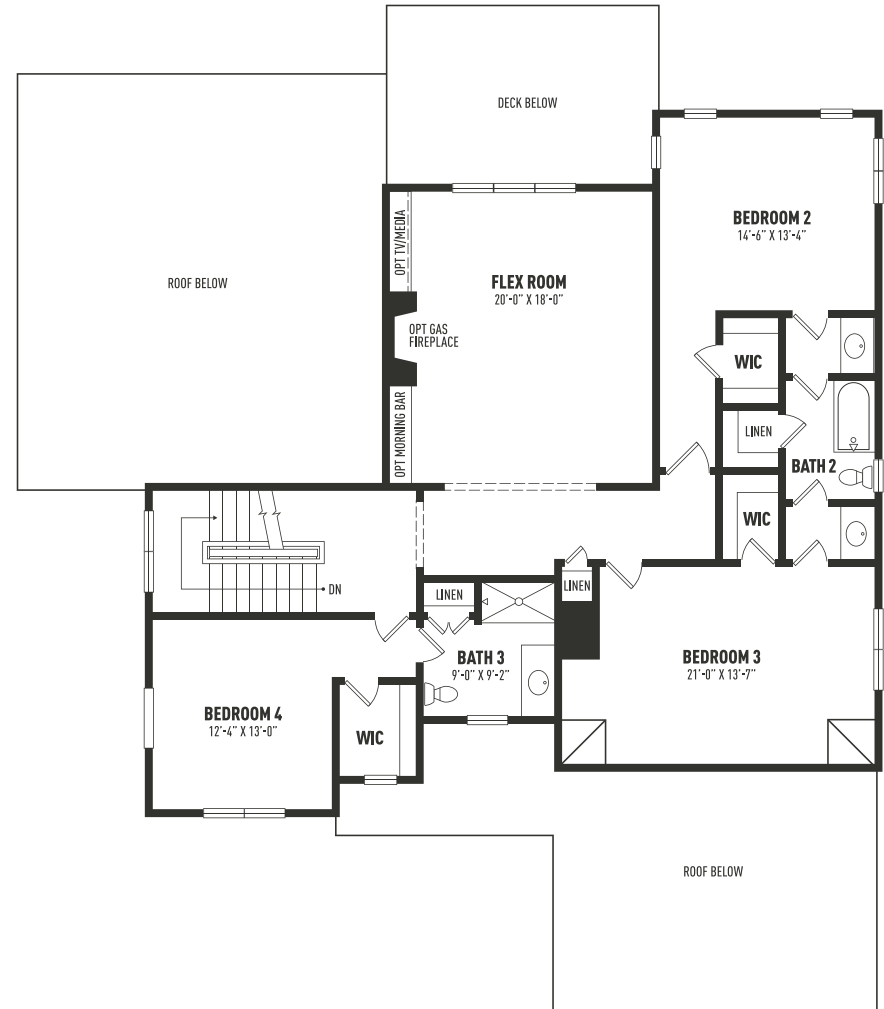
Rose Glenn • Devon, PA

Model: Baldwin  
Square Footage: 4,039  
4 Bedrooms | 3.5 Baths | 2 Car Garage  
Base Price: \$2,349,900  
*Features a first floor primary suite*

# BALDWIN FIRST FLOOR

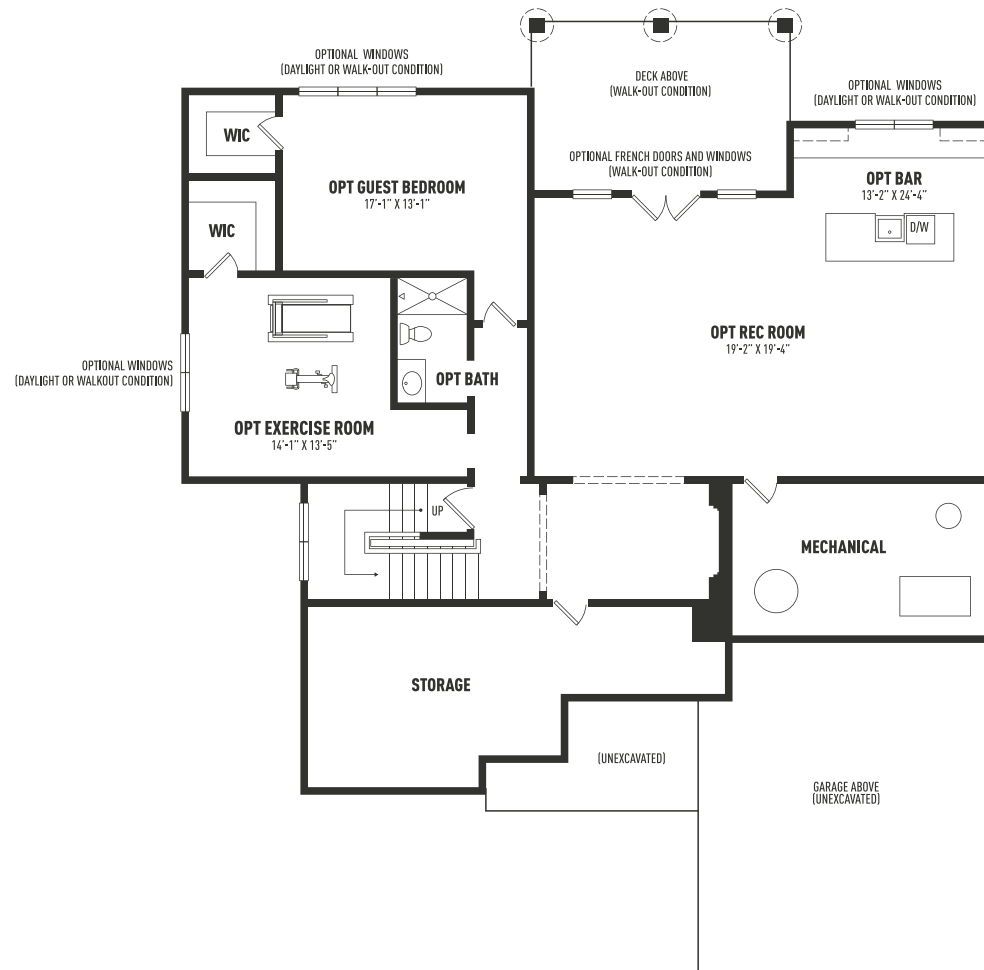


# BALDWIN SECOND FLOOR



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# BALDWIN LOWER LEVEL



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## 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

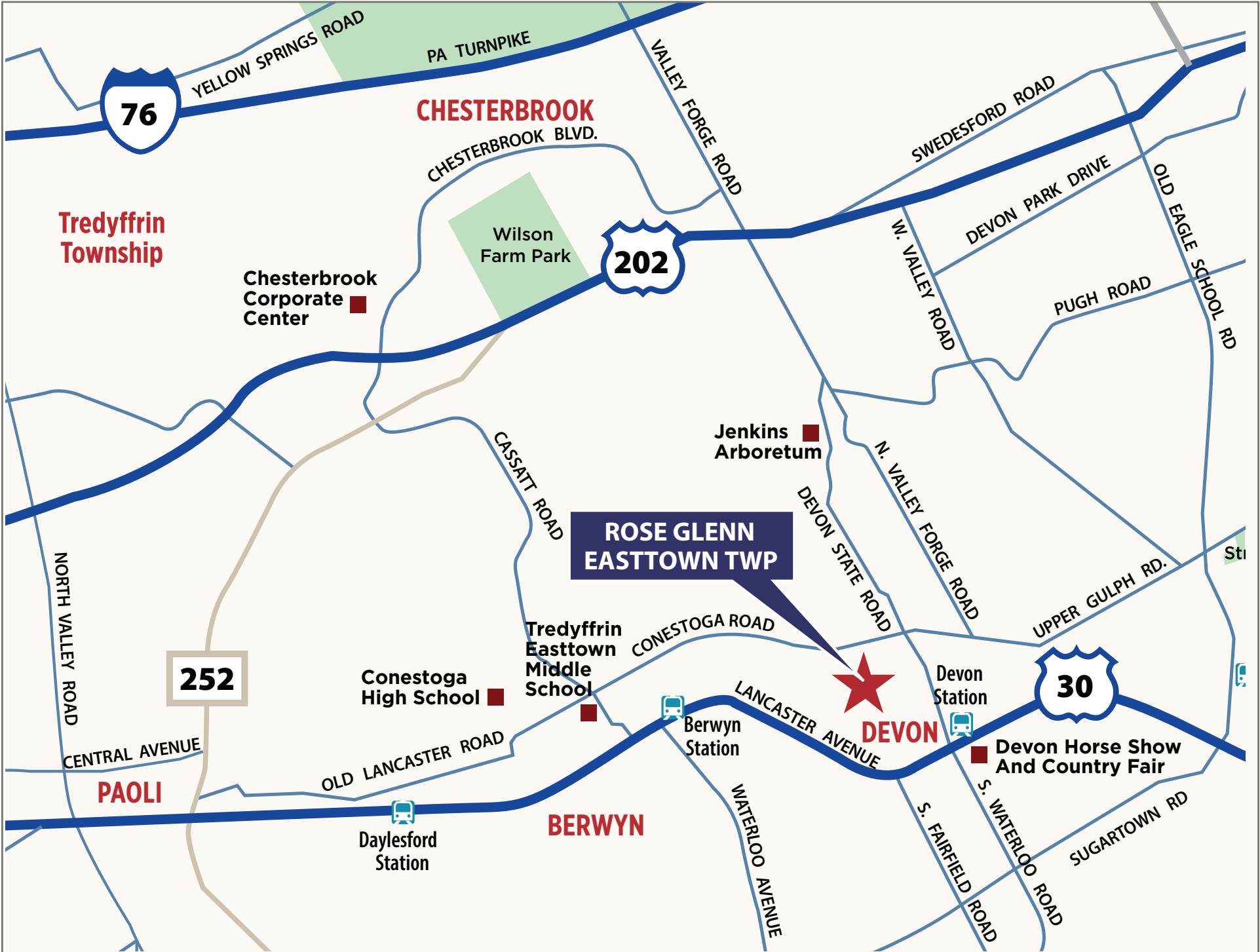
- 92% high efficiency gas heater
- 75-gallon gas hot water heater
- 15-SEER A/C
- 400 AMP service
- Public sewer & water
- Natural gas
- Energy efficient construction:
  - Poured concrete foundation
  - Insulated garage doors
- Viwinco double hung windows
- Stone and James Hardie cement board siding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

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



**76**

**CHESTERBROOK**

**Tredyffrin Township**

Chesterbrook Corporate Center

Wilson Farm Park

**202**

Jenkins Arboretum

**ROSE GLENN EASTTOWN TWP**

Tredyffrin Easttown Middle School

Conestoga High School

**DEVON**

Devon Station

Devon Horse Show And Country Fair

**30**

**BERWYN**

Daylesford Station

Berwyn Station

**252**

**PAOLI**

NORTH VALLEY ROAD

YELLOW SPRINGS ROAD

PA TURNPIKE

VALLEY FORGE ROAD

SWEDESFORD ROAD

CHESTERBROOK BLVD.

DEVON PARK DRIVE

OLD EAGLE SCHOOL RD

PUGH ROAD

W. VALLEY ROAD

N. VALLEY FORGE ROAD

UPPER GULPH RD.

CASSATT ROAD

DEVON STATE ROAD

CONESTOGA ROAD

LANCASTER AVENUE

CENTRAL AVENUE

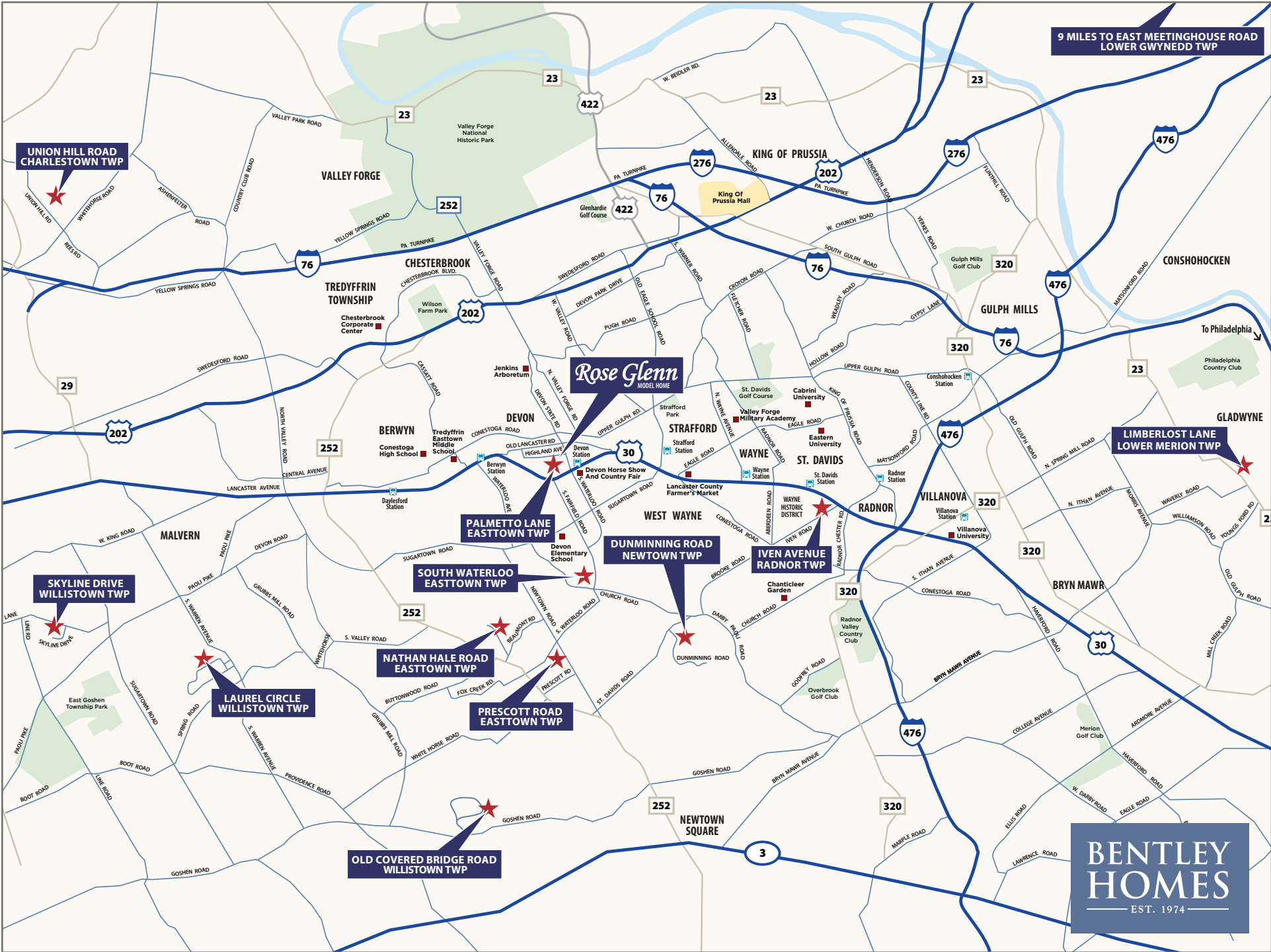
OLD LANCASTER ROAD

WATERLOO AVENUE

S. FAIRFIELD ROAD

S. WATERLOO ROAD

SUGARTOWN RD



9 Miles to East Meetinghouse Road  
Lower Gwynedd TWP

UNION HILL ROAD  
CHARLESTOWN TWP

SKYLINE DRIVE  
WILLISTOWN TWP

LAUREL CIRCLE  
WILLISTOWN TWP

OLD COVERED BRIDGE ROAD  
WILLISTOWN TWP

SOUTH WATERLOO  
EASTTOWN TWP

NATHAN HALE ROAD  
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

— 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	<b>SOLD</b>
5	0.58	<b>SOLD</b>

— ROSE GLENN HOMESITES —

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



**FOR ADDITIONAL INFORMATION**

Please contact: Nicole Rymer 610-553-3530  
[NRymer@bentleyhomes.com](mailto:NRymer@bentleyhomes.com) | visit [bentleyhomes.com](http://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
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	<b>SOLD</b>	*\$2,501,691	Spring 2026
837 Nathan Hale Road Berwyn, PA 19312	1.0	Chandler Custom	5,235	<b>RESERVED</b>	*\$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	<b>RESERVED</b>	*\$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](mailto:Art@Howardhanna.com)  
 Nicole Rymer 610-553-3530 | [NRymer@bentleyhomes.com](mailto:NRymer@bentleyhomes.com) | visit [bentleyhomes.com](http://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

— 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](mailto:Bill@billmcgarrigleteam.com) | visit [bentleyhomes.com](http://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.*

