
ROSE GLENN

A Bentley Community

Devon, Pennsylvania



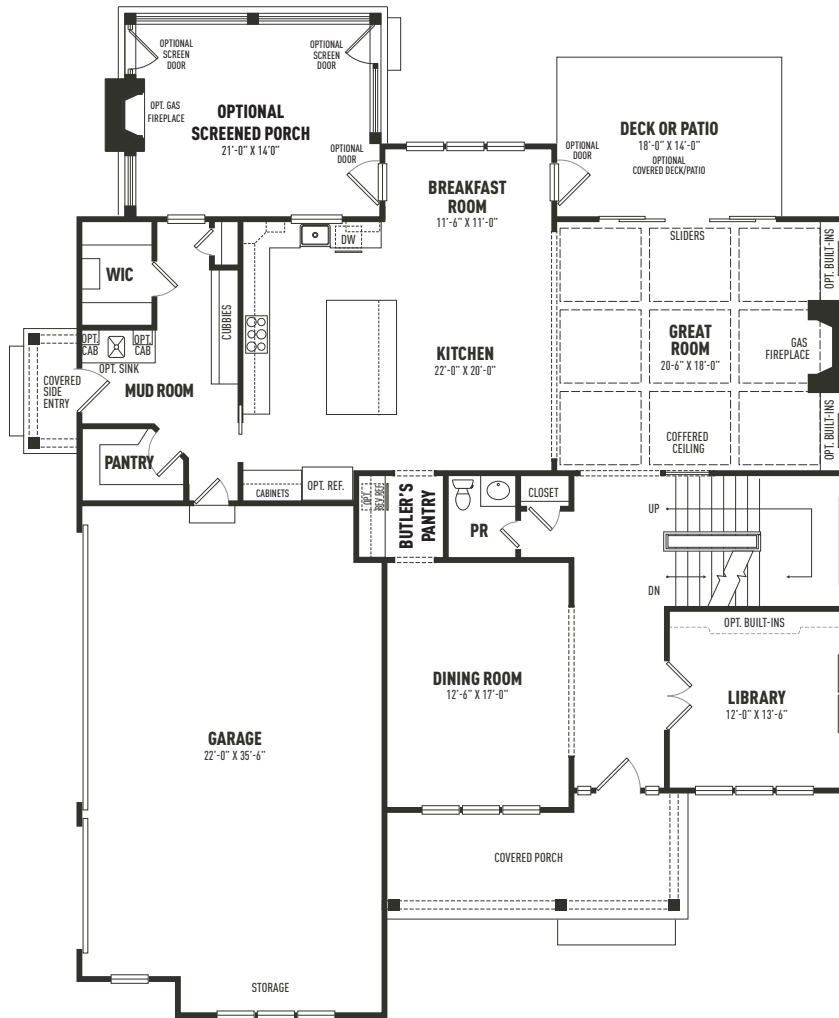
BentleyHomes.com



Rose Glenn • Devon, PA

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

LOGAN FIRST FLOOR

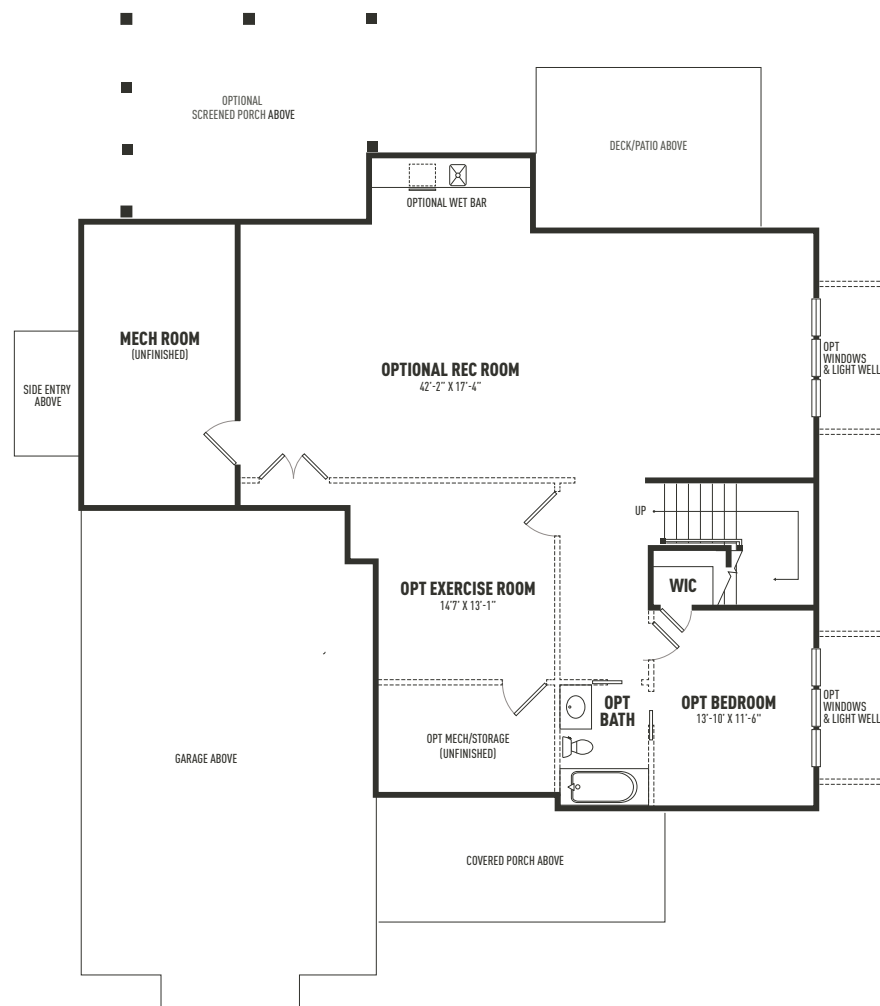


LOGAN SECOND FLOOR



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



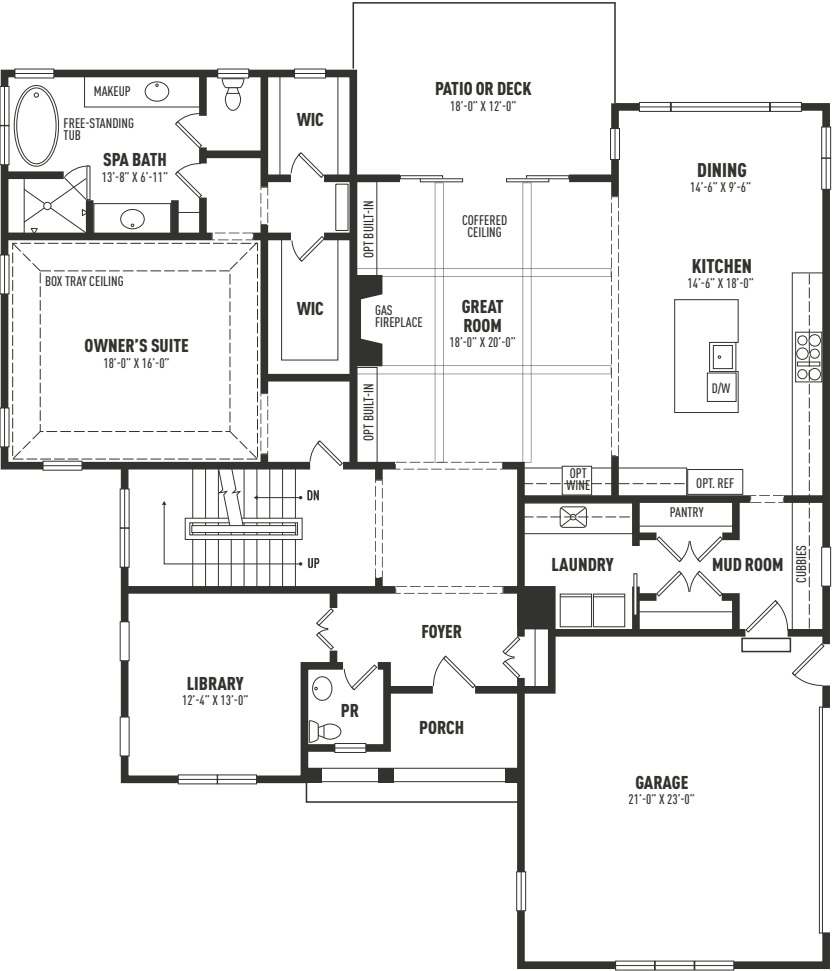
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Rose Glenn • Devon, PA

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

BALDWIN
FIRST FLOOR

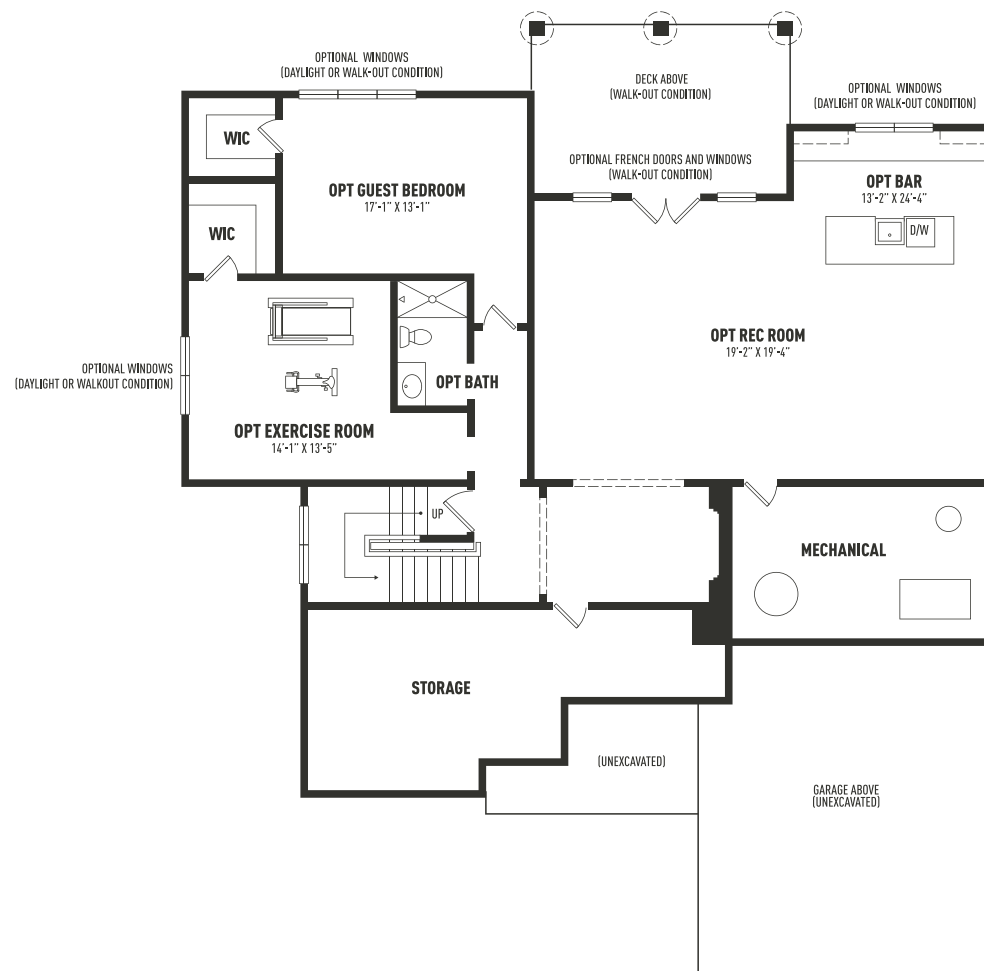


BALDWIN
SECOND FLOOR



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BALDWIN LOWER LEVEL



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Rose Glenn • Devon, PA

Model: Atlee Elevation A
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

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

OPTIONAL GAS FIREPLACE
OPTIONAL SCREEN DOOR
OPTIONAL SLIDER

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

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

W. I. C.
MUD ROOM
PANTRY
OPTIONAL KEG
CABINETS
OPT. SINK
OPT. STOVE

BUTLER'S PANTRY
PR

DECK OR PATIO
18'-0" X 14'-0"
OPTIONAL COVERED DECK/PATIO
12" SLIDER
COFFERED CEILING

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

UP BUILT-IN WENCH
OPT BUILT-IN WENCH
UP
DN
STAIRS
OPT BUILT-INS

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

FRONT PORCH

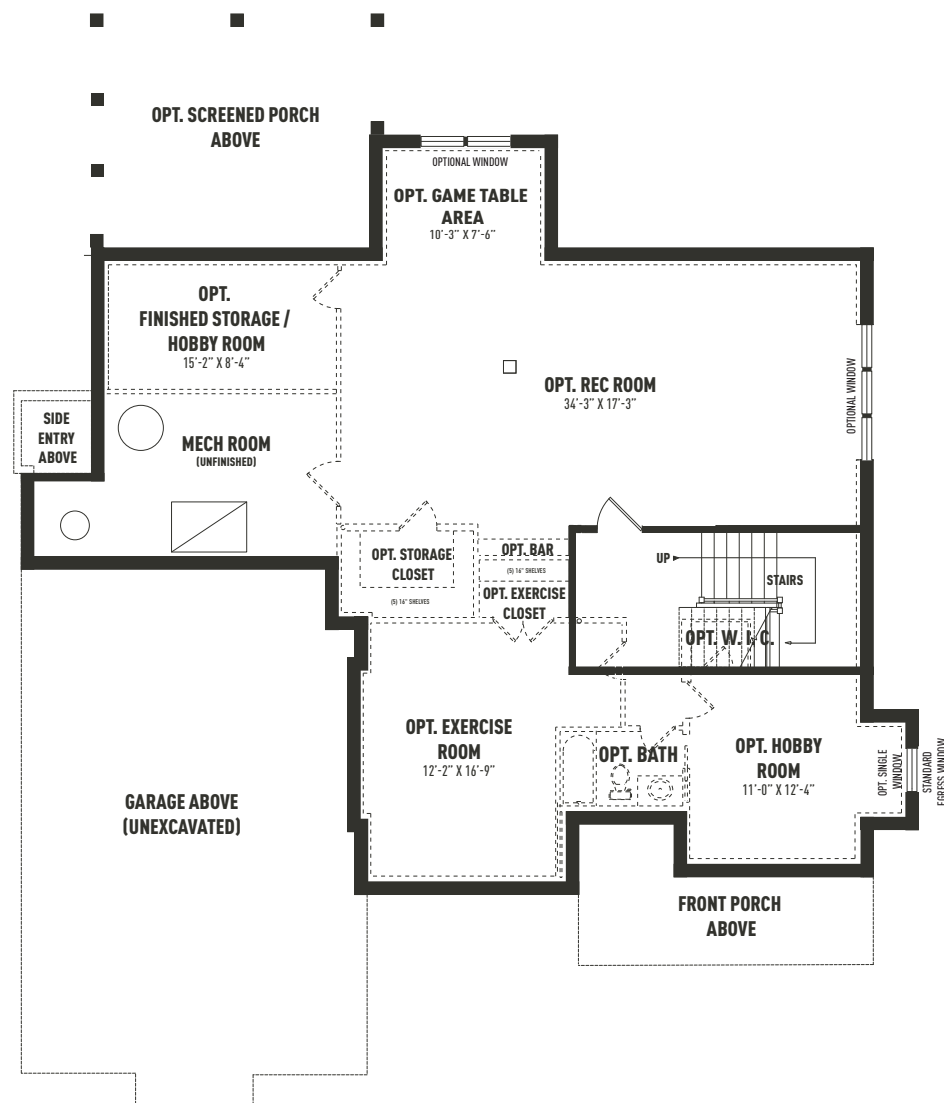
DINING ROOM
14'-2" X 17'-6"

THREE CAR GARAGE
22'-0" X 35'-5"

[illegible]

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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

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

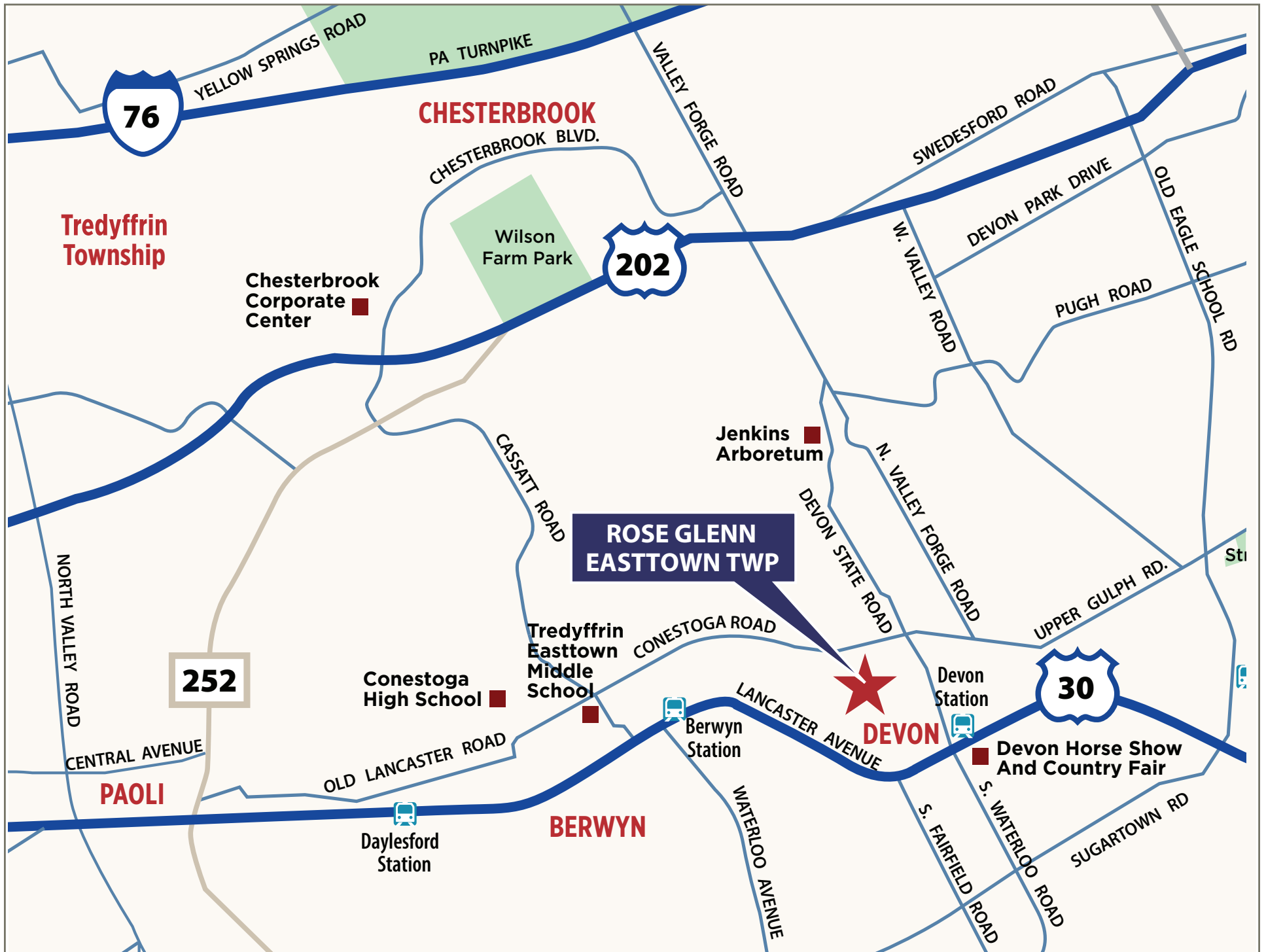
Homeowner's Association (HOA) - Please consult your sales manager regarding the Rose Glenn HOA its responsibilities and associated fees.

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







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±	SOLD	*\$2,695,000	Immediately

** Completed sale price including premiums, upgrades & options.*

— 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	-\$0-
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.



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 8/12/26.



**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	5,235	Available	**\$3,179,900	Fall 2026
1344 East Meetinghouse Road Lower Gwynedd, PA 19002	1.5	Logan Custom	3,645	Available	**\$1,995,900	Winter 2026
39 Old Covered Bridge Road Newtown Square, PA 19073	5.0	Atlee Custom	4,346	Available	**\$2,995,000	Winter 2026
104 Palmetto Lane Devon, PA 19333	0.50	Atlee Custom	4,346	SOLD	*\$2,695,000	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

* 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 8/12/26.



**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	*\$2,659,927	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 8/11/26.



— 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	*\$2,174,900	Immediately

* Completed sale price including premiums, upgrades & options.



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 8/12/26.

