
2110 UNION HILL RD, MALVERN, PA 19355
A Bentley Custom Design



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



Art Herling

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ART@LNF.com

LONG & FOSTER[®]
— REAL ESTATE —

2110 Union Hill Rd, Malvern, PA 19355

Model: Atlee Custom

Square Footage: 4,346

Acreage: 2.2



2110 Union Hill Rd, Malvern, PA 19355

SIGNATURE APPOINTMENTS

2110 Union Hill Rd, Malvern, PA 19355

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

LOCATION

- Great location in Charlestown Township: private, tranquil & secluded.
- Convenient to PA turnpike, Great Valley Corporate Center and the Main Line.

ARCHITECTURAL

- Design by nationally acclaimed architects
- Open, airy floorplan with a traditional feel
4 bedrooms, 3 baths & powder room, expandable and customizable
- Spacious Library
- Three car garage
- Gas fireplace in Great Room
- 6.5" wide-plank engineered wood flooring
- Classic 2-panel solid core interior doors
- Main staircase with stained oak stair treads & handrails; painted newel posts, baluster & risers
- Oversized 7 ¼" baseboard trim
- Built-in cubbies in mudroom

- Brushed concrete patio
- 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
- Stainless steel sink with single lever Kohler Simplice faucet and pullout spray in polished chrome
- Oversized island
- Luxury appliances including:
Wolf 36" gas range
Bosch stainless steel dishwasher
Microwave Drawer
XO chimney exhaust hood
InSinkErater garbage disposal
- Pantry storage and butler's pantry

SIGNATURE APPOINTMENTS

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BATHS

- Formal powder room with Kohler Memoirs pedestal sink and Moen Brantford widespread faucet in polished chrome
- Spacious and luxurious spa bath featuring:
 - Moen Brantford faucets in polished chrome with 8" spread
 - Separate commode room
 - Free standing soaking tub and floor mount tub filler
 - Large shower with frameless shower door and mosaic tile floor
- All secondary 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
 - Kohler Highline toilets

UTILITIES / CONSTRUCTION

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

THE BENTLEY DIFFERENCE

For 50 years, the Bentley name has been synonymous with design excellence and superior quality construction.

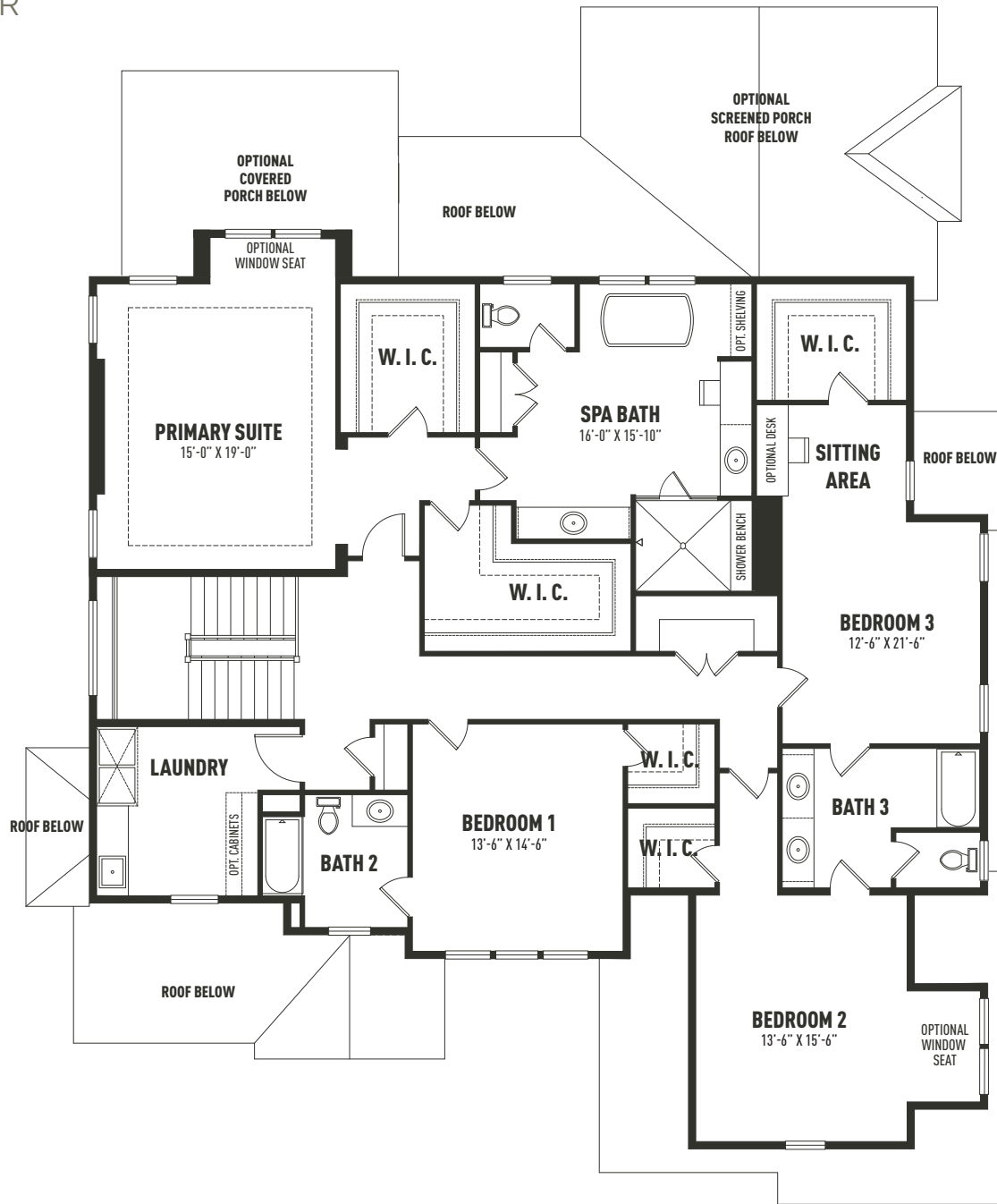
Personalize your home to perfection from a curated designer collection of options and upgrades

ATLEE FIRST FLOOR



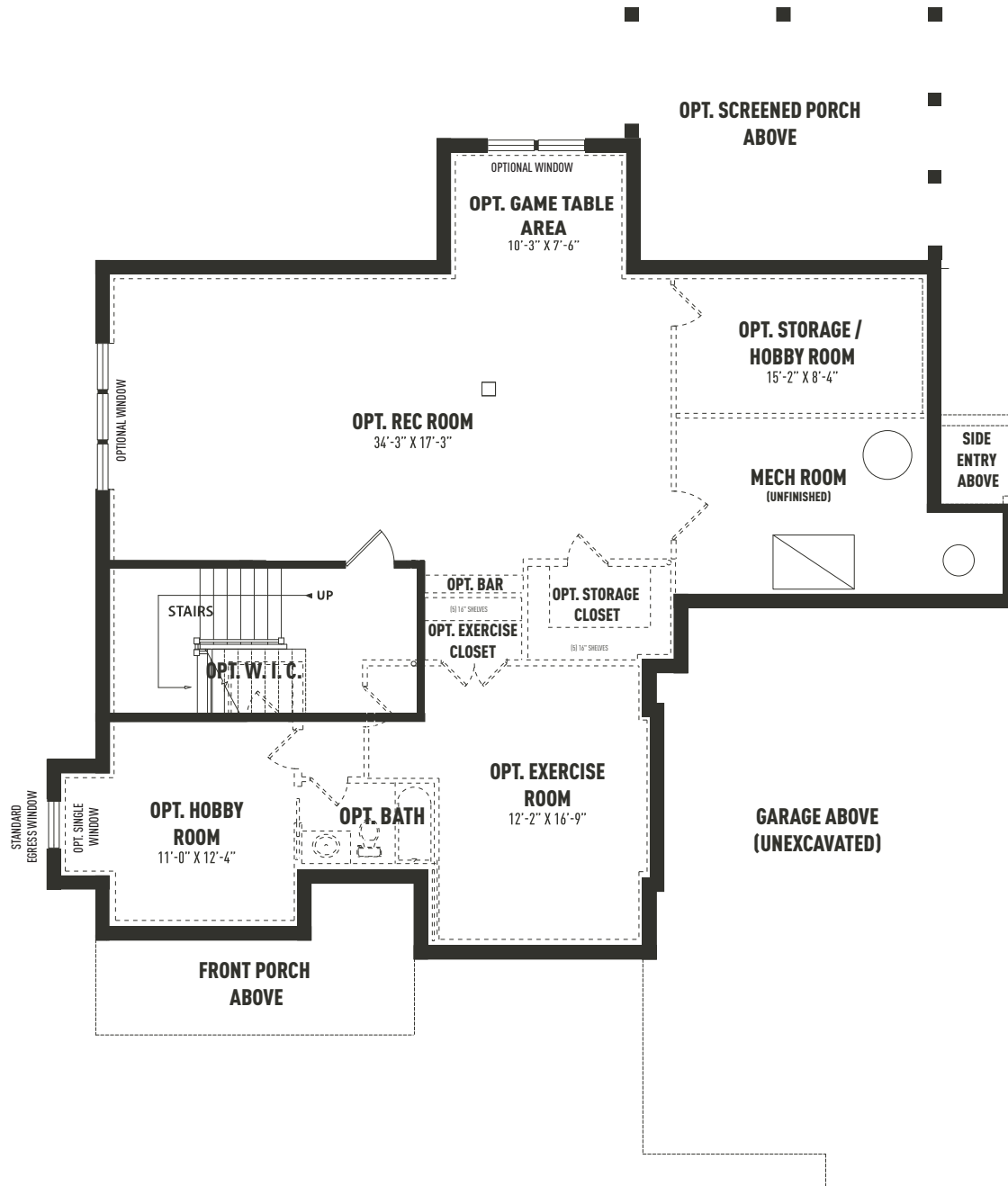
Sketches and illustrations are artist's renderings only. Details, dimensions and colors are subject to change and field variations. All sizes and dimensions are approximate. See sales manager for specifics relating to your home and homesite.

ATLEE 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.

ATLEE LOWER LEVEL



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Acreage: 2.0



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**UNION HILL
MALVERN**



UNION HILL RD

WHITEHORSE ROAD

ASHENFELTER
ROAD

VALLEY PARK ROAD

COUNTRY CLUB ROAD

CHARLESTOWN RD

PIKELAND RD

REES RD



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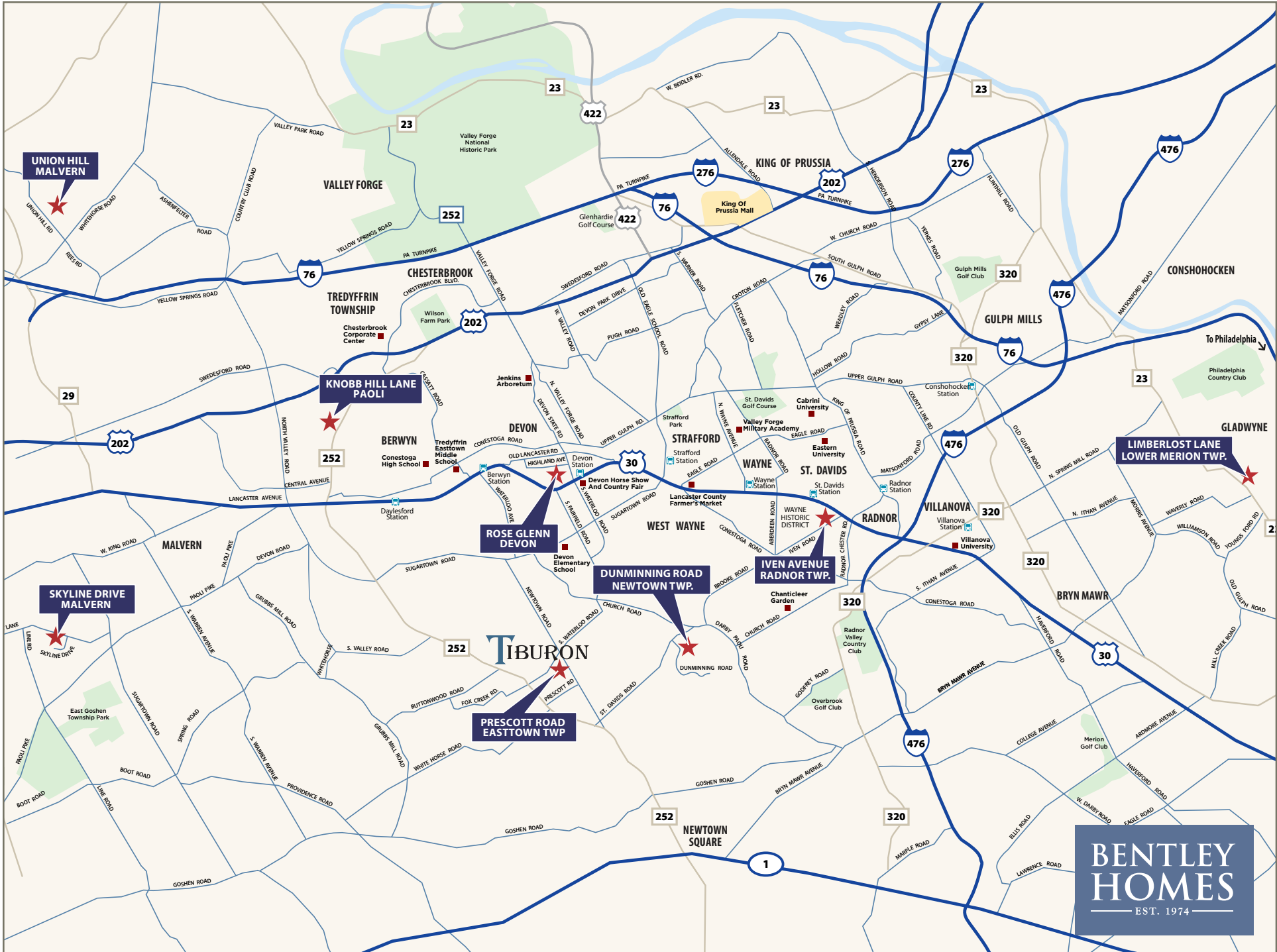
YELLOW SPRINGS ROAD

NORTH VALLEY ROAD

PHOENIXVILLE PIKE

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SWEDESFORD ROAD



UNION HILL MALVERN

KNOBB HILL LANE PAOLI

ROSE GLENN DEVON

DUNMINNING ROAD NEWTOWN TWP.

PRESCOTT ROAD EASTTOWN TWP.

IVEN AVENUE RADNOR TWP.

LIMBERLOST LANE LOWER MERION TWP.

TIBURON

BENTLEY HOMES
EST. 1974

— AVAILABLE CUSTOM HOMES —

ADDRESS	ACRE	FLOOR PLAN	SQ. FT. APPROX.	STATUS	PRICE TO DATE	EST. DELIVERY
317 Iven Avenue Wayne, PA 19087	.33	Iven Custom	4,741	Available	*\$2,358,042	Available Now!
319 Iven Avenue Wayne, PA 19087	.32	Iven Custom	4,741	SOLD		Spring 2025
2 Skyline Drive Malvern, PA 19355	2.90	Chandler Custom	5,235	SOLD		Summer 2025
916 Prescott Road Berwyn, PA 19312	1.00	Chandler Custom	6,929	SOLD		Summer 2025

* Includes lot premium and options selected to date.

— ROSE GLENN / 10 HOMESITES - COMING SOON —

ADDRESS	ACRE	FLOOR PLAN	SQ. FT. APPROX.	STATUS	PRICE TO DATE	EST. DELIVERY
228 Highland Ave Devon, PA 19333	TBD	Atlee	4,346	TBD	TBD	Coming Soon
228 Highland Ave Devon, PA 19333	TBD	Baldwin	4,039	TBD	TBD	Coming Soon

* Includes lot premium and options selected to date.



FOR ADDITIONAL INFORMATION

Please Contact: Christopher Perez Sales & Marketing Manager
Direct: 610-553-3530 | cperez@bentleyhomes.com | visit www.bentleyhomes.com

Tiburon Furnished Model Home & Sales Office: Open Daily 12 pm to 5 pm
916 Prescott Rd, Berwyn, PA 19312 (Easttown Twp.)

See Sales Manager for individual floor plan and homesite specifics. All square footage calculations are approximate. Information and pricing subject to change at any time without notice 03/25/2025



BERKSHIRE HATHAWAY
HomeServices
Fox & Roach, REALTORS®

— 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	*\$2,196,473	Early Fall 2025
Old Covered Bridge Road Newtown Square, PA 19073	2.0	Chandler Custom	5,235	Coming Soon	TBD	TBD

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



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