
2110 UNION HILL RD, MALVERN, PA 19355

A Bentley Custom Design



BentleyHomes.com



2110 Union Hill Rd, Malvern, PA 19355

Model: Atlee Custom
Square Footage: 5,204
4 Bedrooms | 3.5 Baths | 3 Car Garage
Acreage: 2.2



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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
- Finished recreation room in lower level
- Spacious library
- Three car garage
- Gas fireplace & beamed ceiling 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
- Covered deck
- 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
- Kohler farm sink with Kohler Crue faucet and pullout spray in polished chrome
- Oversized island
- Luxury appliances including:
Subzero refrigerator classic side by side, panel ready
Bosch 36" gas range
Bosch dishwasher, panel ready
Bosch microwave drawer
XO chimney exhaust hood
XO beverage center
- Pantry storage and butler's pantry

SIGNATURE APPOINTMENTS

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BATHS

- Formal powder room with Kohler Memoirs pedestal sink and Moen Voss widespread faucet in polished chrome
- Spacious and luxurious spa bath featuring:
Moen Brantford 8" widespread faucets in polished chrome
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
- Rough-in bathroom lower level

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
- Loop driveway

THE BENTLEY DIFFERENCE

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

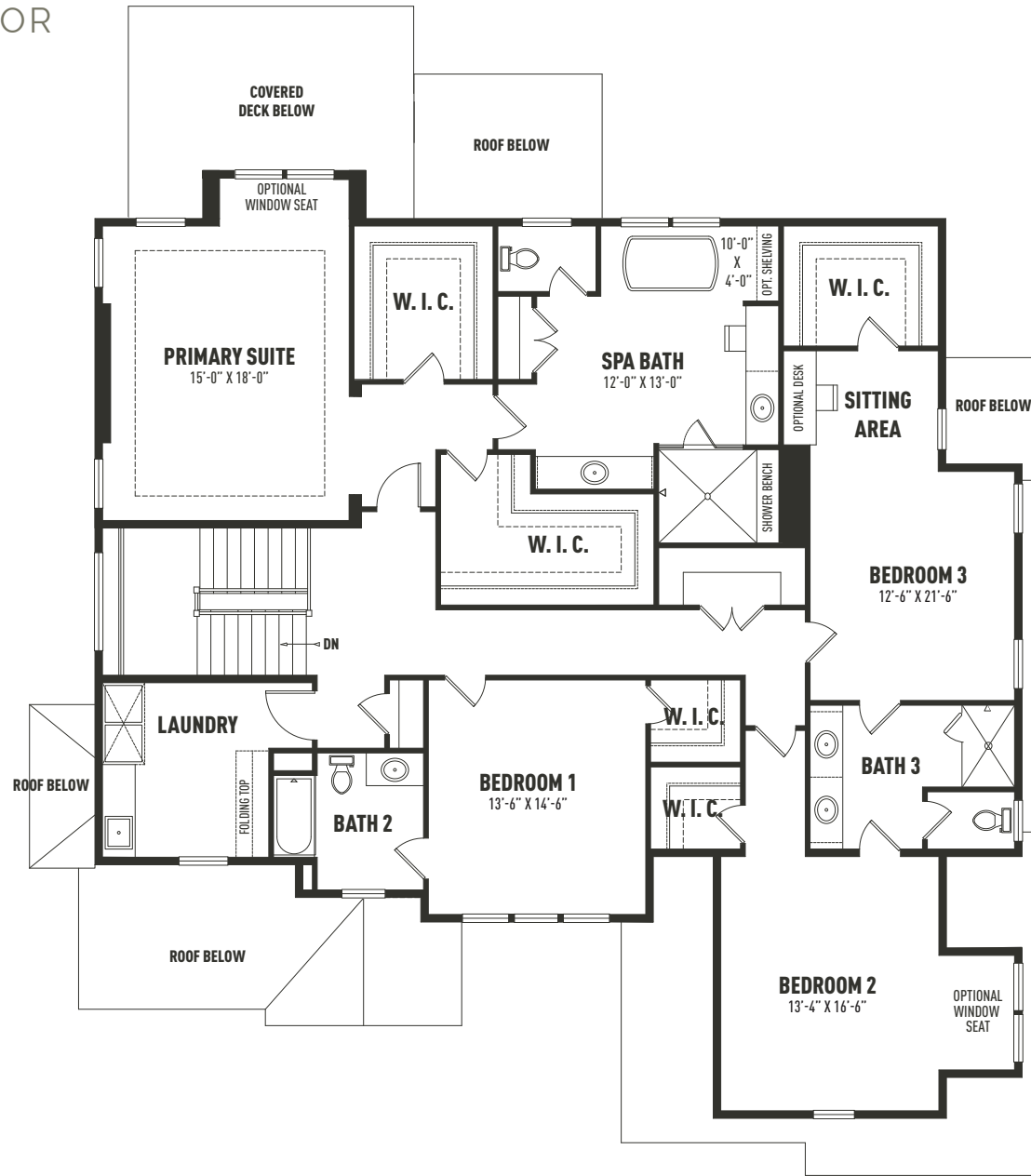
Personalize your home to perfection from a curated designer collection of options and upgrades

ATLEE
FIRST FLOOR



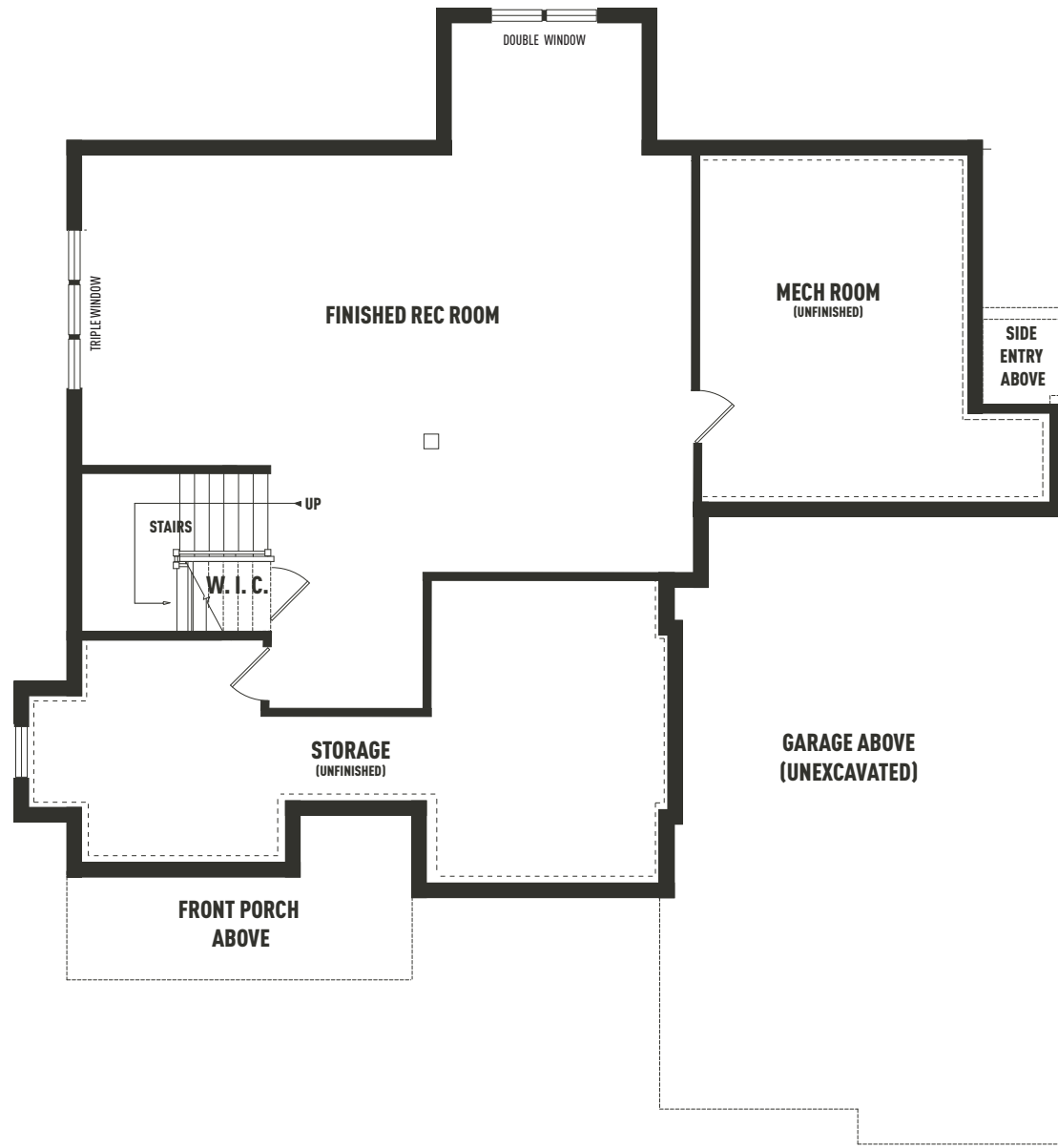
Sketches and illustrations
are artist's renderings
only. Details, dimensions
and colors are subject to
change and field variations.
All sizes and dimensions
are approximate. See sales
manager for specifics relating
to your home and homesite.

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

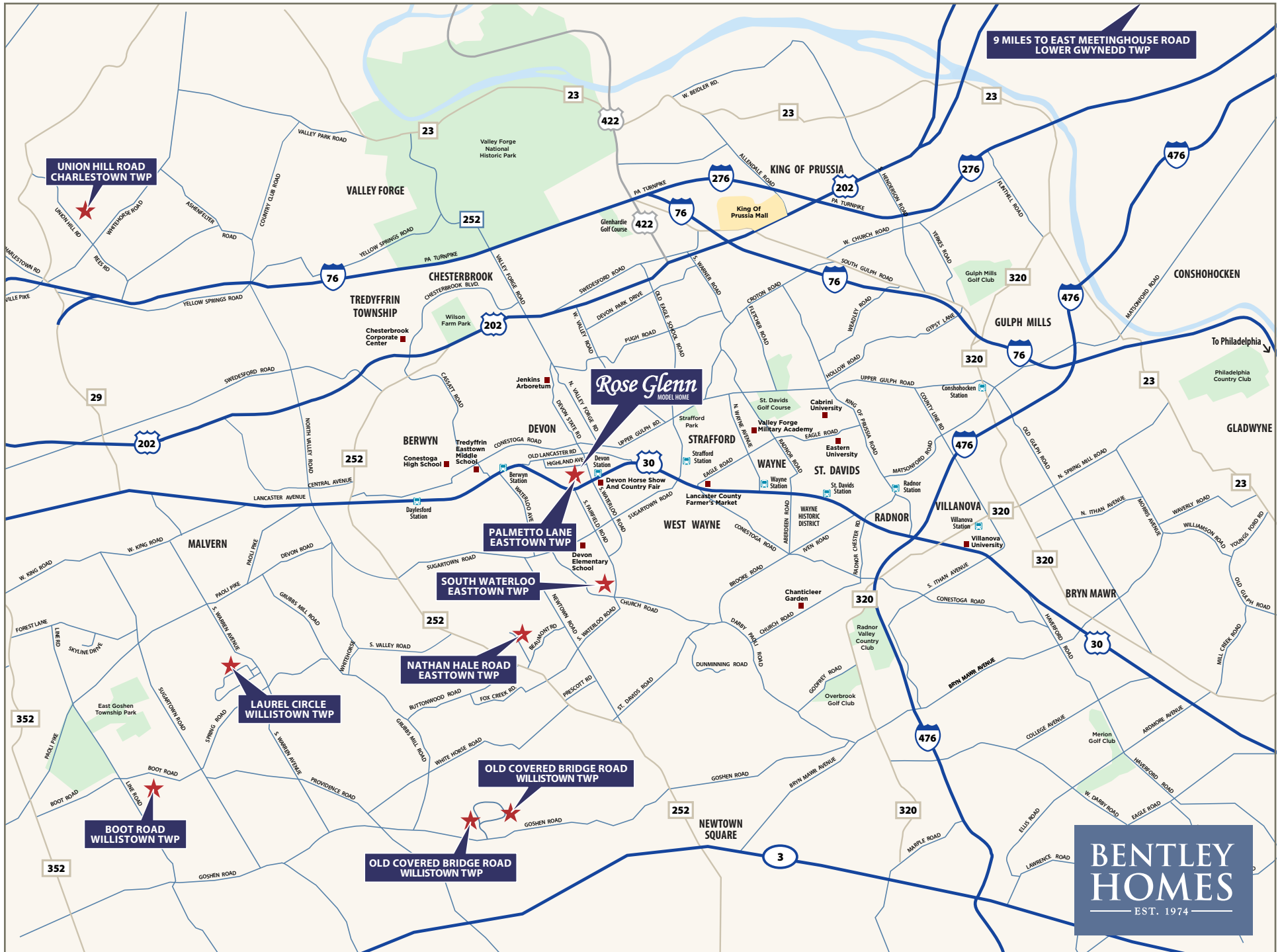


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Acreage: 2.0





UNION HILL ROAD
CHARLESTOWN TWP

9 MILES TO EAST MEETINGHOUSE ROAD
LOWER GWYNEDD 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

BENTLEY
HOMES
EST. 1974

— 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](https://www.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.



— 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

— 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
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.

