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1200 LIMBERLOST LANE, GLADWYNE, PA 19035  
A Bentley Custom Design

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[BentleyHomes.com](http://BentleyHomes.com)



1200 Limberlost Lane, Gladwyne, PA 19035

Model: Mayfield Custom  
Square Footage: 7,239\*  
Acreage: 2.54

*\* SF includes some finished lower level space.*

## SIGNATURE APPOINTMENTS

1200 Limberlost Lane, Gladwyne, PA 19035

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

### ARCHITECTURAL

- Exquisite 2.54-acre homesite adjacent to open space
- Quiet cul-de-sac location in Gladwyne
- Design by nationally acclaimed architects
- Open, airy beautiful floor plan offering 5 bedrooms, 6 bathrooms & 2 powder rooms
- Four car garage
- Natural gas fireplace in great room & owner's suite
- Notting Hill naturally aged 7.5" white oak wire brushed throughout first floor and 2nd floor hall
- Classic 2-panel solid core interior doors
- Coffered ceiling and built-in bench seats in great room
- Grand main staircase with stained oak stair treads & handrails. Painted newel posts with painted white balusters & risers
- Oversized 7 ¼" baseboard trim
- Abundant closet space with melamine shelving
- Mudroom locker room with built-in cubbies, prepped for second laundry area

- Amazon landing center
- Large composite deck
- Screened porch
- Finished lower level recreation room with full bath and walk-out to patio

### KITCHEN

- Professionally designed layout with Kountry Kraft custom cabinetry and quartzite countertops
- Dramatic twin islands
- Finish selections by Linda Phillips Designs
- Luxury appliances including:
  - stainless steel double wall oven
  - 36" Wolf 6-burner gas range-top with downdraft
  - stainless steel dishwasher with cabinetry panels
  - stainless steel microwave drawer
  - Monogram 42" French door refrigerator with cabinetry panels
  - XO beverage center
- Butler's pantry & oversized storage pantry

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### BATHS

- Formal powder room with pedestal sink & Kohler Occasion widespread faucet in vibrant brushed modern brass
- Spacious spa bath with selections by Linda Phillips Design
  - Large quartz top vanity incorporates full-height tower cabinets with oversized mirrors to create a beautiful and functional custom design
  - Kohler Occasion lavatory faucets. Kohler shower head, rain head and hand-held shower, all in vibrant brushed modern brass
  - 66" free-standing soaking tub with Kohler Occasion floor mounted tub filler in vibrant brushed modern brass
  - 12"x24" marble floor & shower wall tiles; 1"x1" hex honed marble mosaic shower floor
- Secondary baths with Qualis Ceramica designer-curated tile collection and vibrant brushed modern brass plumbing fixtures
- Lower level 6th full bath with Articulo 12"x24" floor tile and 6"x18" wall tile, brickset to ceiling and Kohler Bancroft fixtures in polished brass

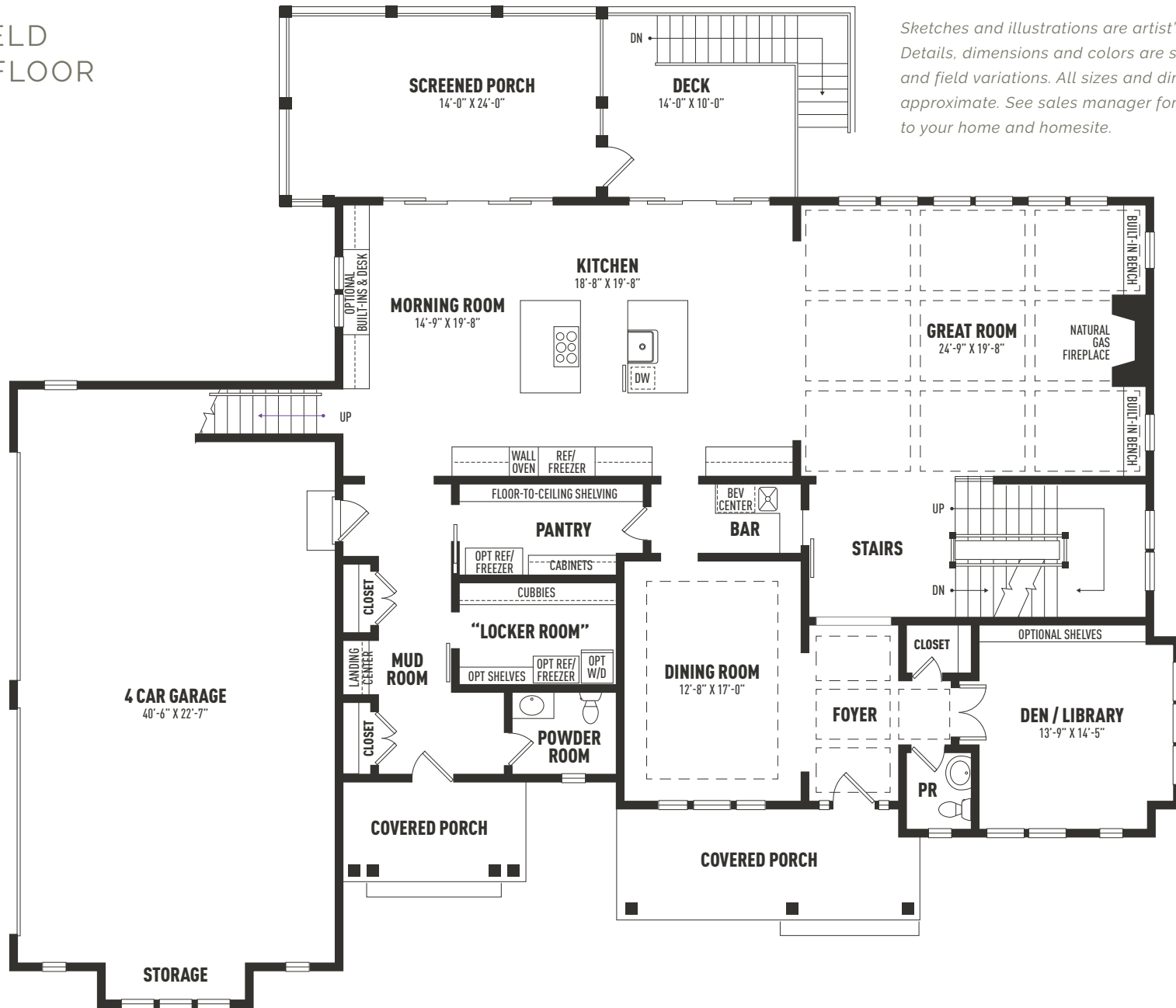
### UTILITIES / CONSTRUCTION

- 92% high efficiency gas heater
- 75-gallon gas hot water heater
- 13-SEER A/C
- 400 AMP service
- Public water; on-site septic
- Natural gas
- Energy efficient construction
  - Poured concrete foundation
  - Insulated garage doors
- Andersen Low E, low maintenance, tilt-in insulated windows for easy cleaning
- Stone and James Hardie cement board siding
- Underground electric, telephone and cable television

## THE BENTLEY DIFFERENCE

For a half-century, the Bentley name has been synonymous with design excellence and superior quality construction.

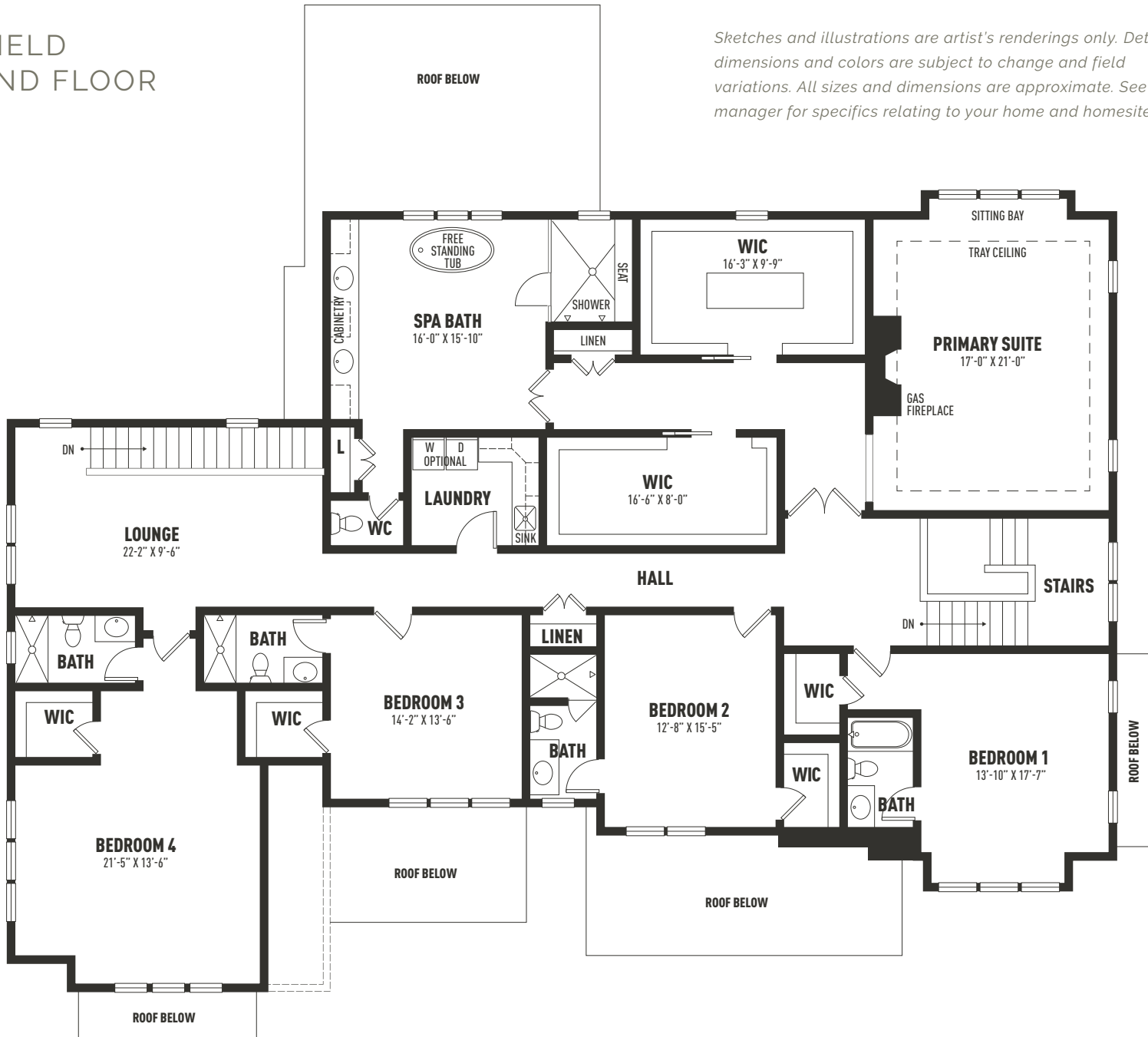
# MAYFIELD FIRST FLOOR



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.

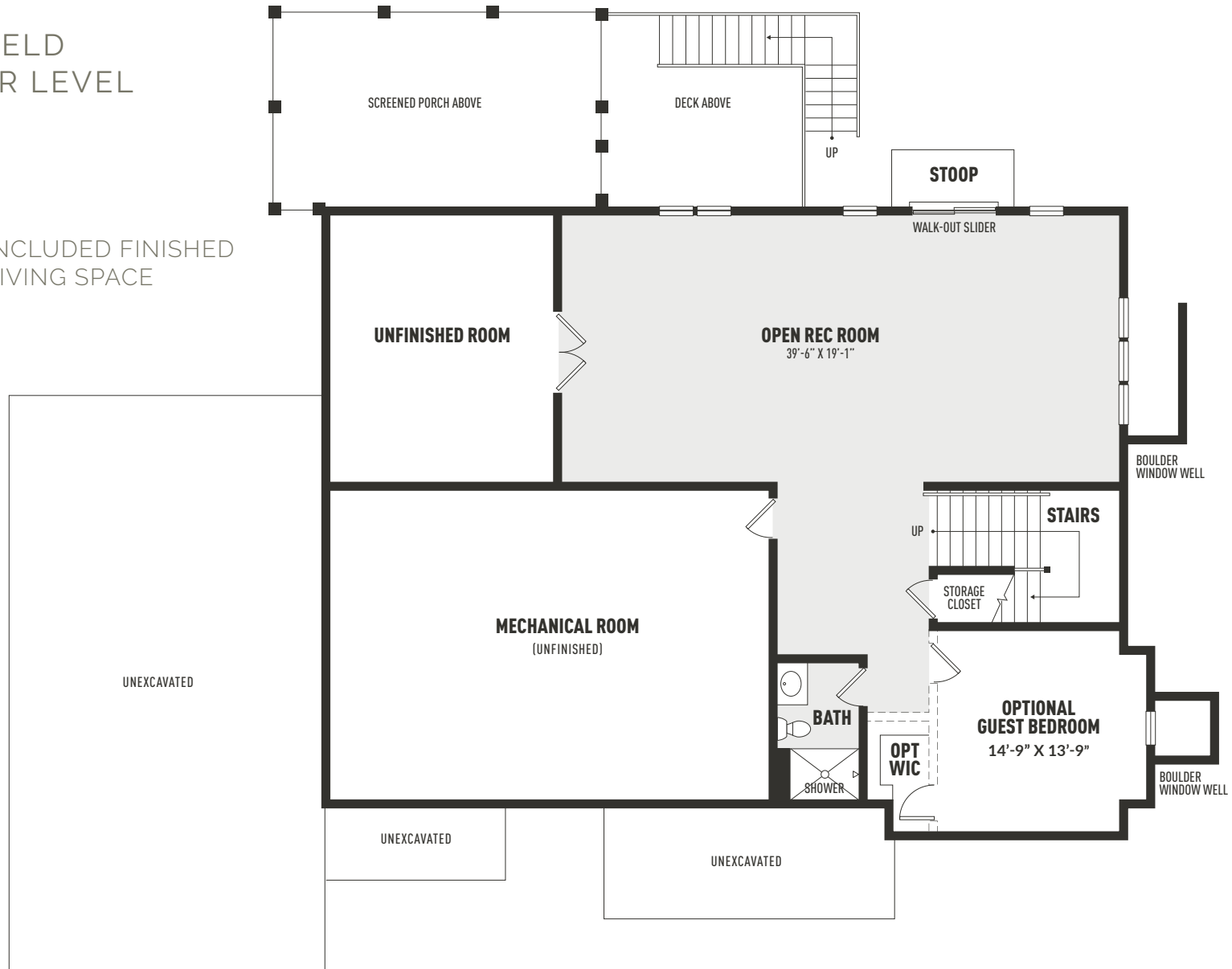
# MAYFIELD SECOND FLOOR

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.



# MAYFIELD LOWER LEVEL

 INCLUDED FINISHED LIVING SPACE



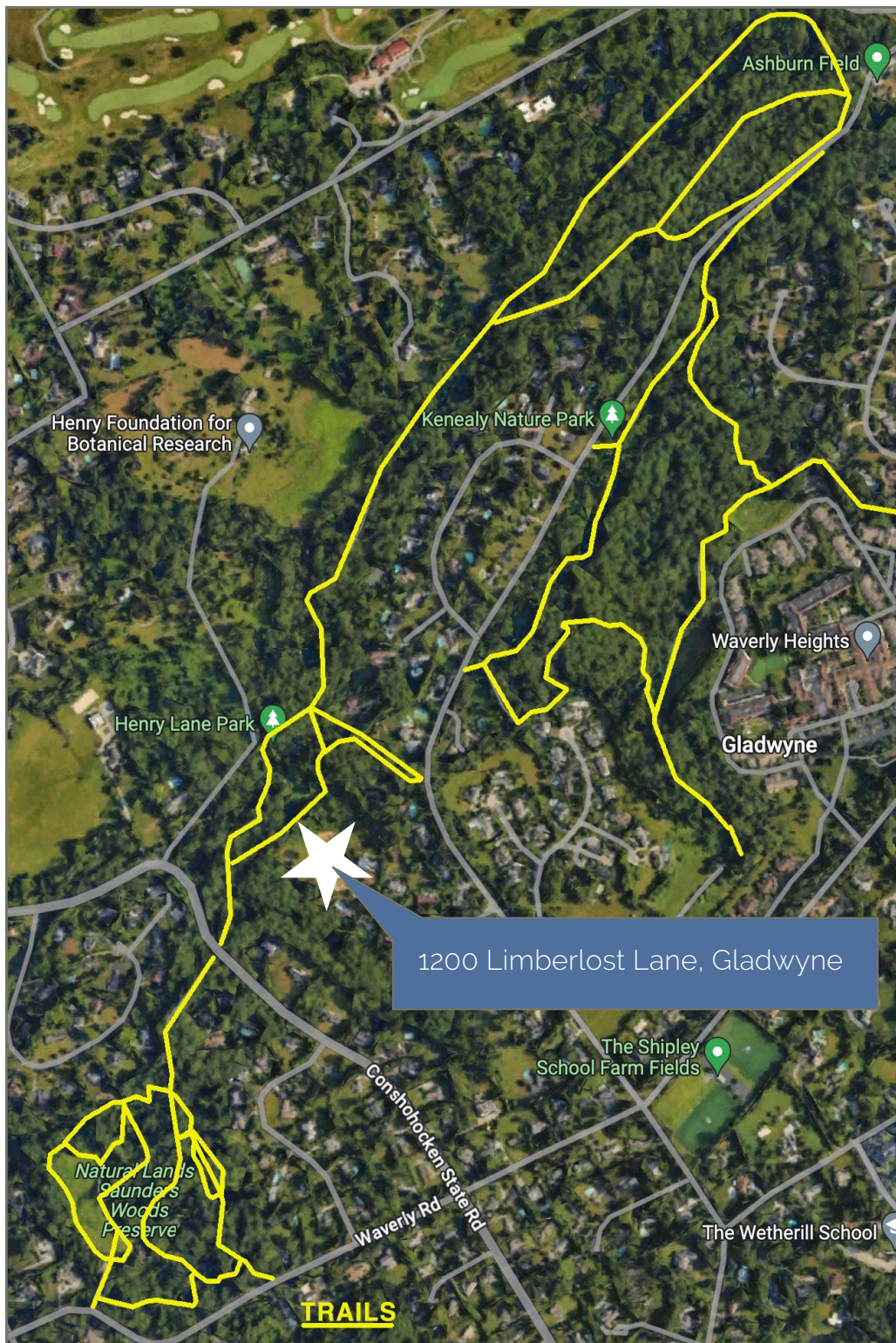
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Acreage: 2.54





### **1200 LIMBERLOST LANE, GLADWYNE GATEWAY TO NATURE PRESERVES**

With its spacious 2.5-acre homesite nestled at the end of a cul de sac, 1200 Limberlost Lane also backs directly to the Henry Lane Park (22 acres) which connects via a trail network to the Kenealy Nature Park (87 acres) and the Natural Lands Saunders Woods Preserve (25 acres). In addition to this combined 134 acres of preserved open space, the Henry Lane and Kenealy Parks border the 46+ acres of the Henry Foundation of Botanical Research with its splendid natural gardens. With abundant privacy, open space and miles of hiking trails, 1200 Limberlost Lane offers a truly unique and very special setting within the village of Gladwyne.





1712 E. BOOT ROAD  
WEST CHESTER

337 BOOT ROAD  
MALVERN

KNOBB HILL LANE  
PAOLI, PA

DUNMINNING ROAD  
NEWTOWN TWP.

IVEN AVENUE  
RADNOR TWP.

LIMBERLOST LANE  
LOWER MERION TWP.

**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	<b>SOLD</b>		Spring 2025
2110 Union Hill Road Malvern, PA 19335	2.2	Atlee Custom	4,346	Available	*\$2,196,473	Early Fall 2025
2 Skyline Drive Malvern, PA 19355	2.90	Chandler Custom	5,235	<b>SOLD</b>		Summer 2025
Old Covered Bridge Road Newtown Square, PA 19073	2.0	Chandler Custom	5,235	Coming Soon	TBD	TBD
818 S Waterloo Devon, PA 19333	1.0	TBD	TBD	Coming Soon	TBD	TBD
837 Nathan Hale Road Berwyn, PA 19312	1.0	Chandler Custom	5,255	Coming Soon	TBD	TBD

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



**FOR ADDITIONAL INFORMATION**

Please contact: Art Herling 610-225-7400 (office) | 215-431-3944 (mobile)  
ART @ LNF.com | visit [www.bentleyhomes.com](http://www.bentleyhomes.com)

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

*Please contact Art Herling for individual floor plan and homesite specifics. All square footage calculations are approximate. Information & pricing subject to change at any time without notice 4/28/25.*



— 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	Coming Soon	TBD	TBD
228 Highland Ave Devon, PA 19333	TBD	Baldwin	4,039	Coming Soon	TBD	TBD

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