
2 SKYLINE DRIVE, MALVERN, PA 19355
A Bentley Custom Design



BentleyHomes.com



2 Skyline Drive, Malvern, PA 19355

Model: Chandler Custom
Square Footage: 5,325
Acreage: 2.9



2 Skyline Drive, Malvern, PA 19355



2 SKYLINE DRIVE

SIGNATURE APPOINTMENTS

2 Skyline Drive, 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

- Wonderful location in Willistown Township: private, tranquil and convenient.

ARCHITECTURAL

- Design by nationally acclaimed architects
- 10' foundation walls, 10' first floor and 9' second floor ceiling heights
- Open, airy floorplan with a traditional feel
4 bedrooms, 3 baths & 2 powder rooms
expandable and customizable
- Spacious Library
- Three car garage
- Gas fireplace and coffered ceiling in Great Room
- 7.5" wide-plank engineered wood flooring
- Classic 2-panel solid core interior doors
- Main staircase with stained oak stair treads & handrails, painted newel posts, balusters & risers
- Oversized 7 ¼" baseboard trim
- Built-in cubbies in mudroom

- Composite 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
- Enormous island with large stainless-steel sink and Kohler Simplice single lever faucet with pull-out spray in polished chrome
- Luxury appliances including:
Wolf 36" gas rangetop
Bosch double oven
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 Kohler widespread Tempered faucet in polished chrome.
- Mud room powder room convenient to family side-entrance
- Primary suite with spacious spa bath featuring:
Two separate commode rooms
Free standing soaking tub and floor mount tub filler
Oversized shower with two shower heads and frameless shower door
Kohler Tempered widespread faucets in polished chrome
- 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

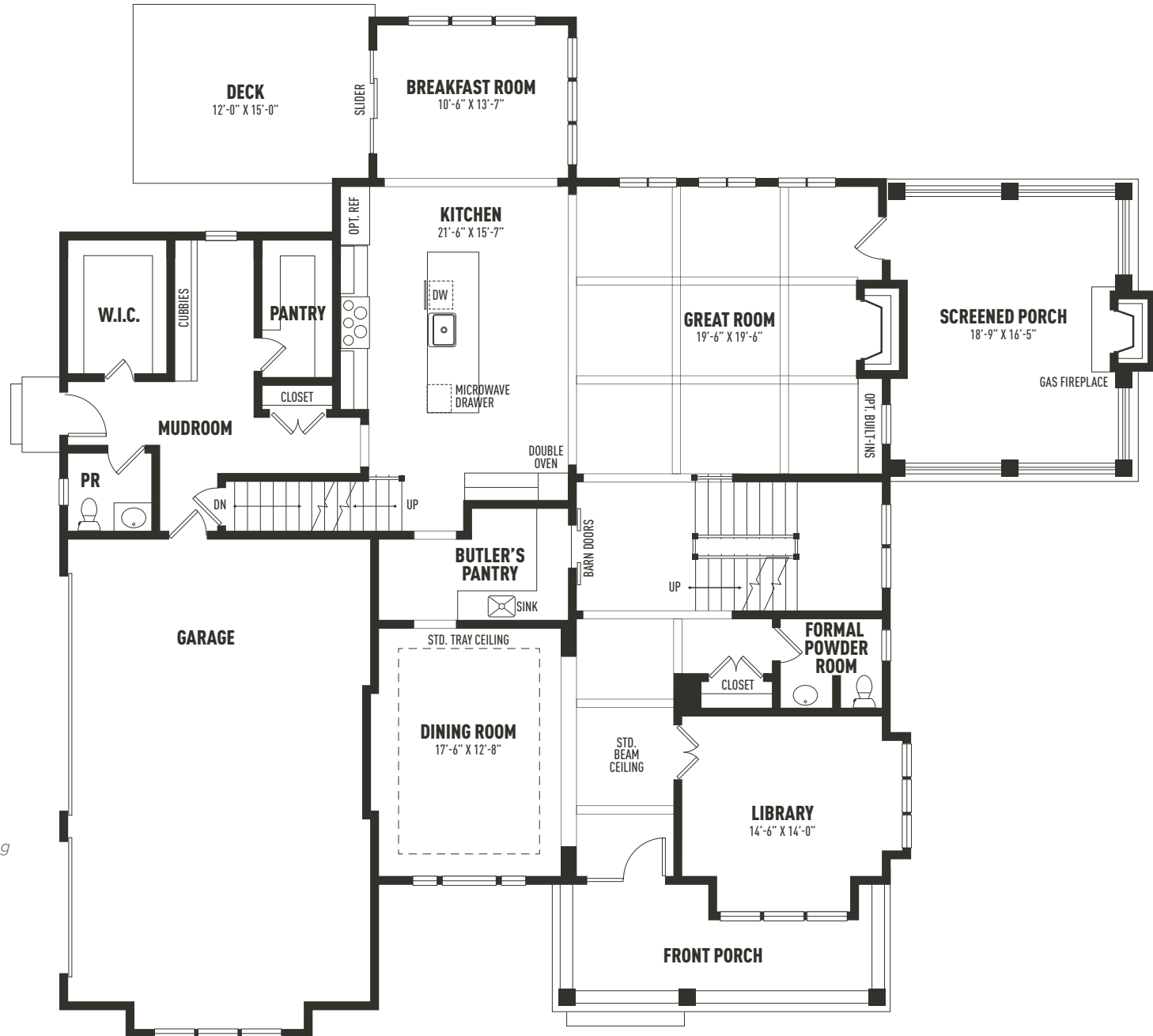
- 92% high efficiency gas heater
- 75-gallon gas hot water heater
- 13-SEER A/C
- 400 AMP service
- On-site septic & well
- Propane gas
- Energy efficient construction:
 - Poured concrete foundation
 - Insulated garage doors
- Viwinco double hung windows
- Stone and James Hardie cement board siding
-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

THE BENTLEY DIFFERENCE

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

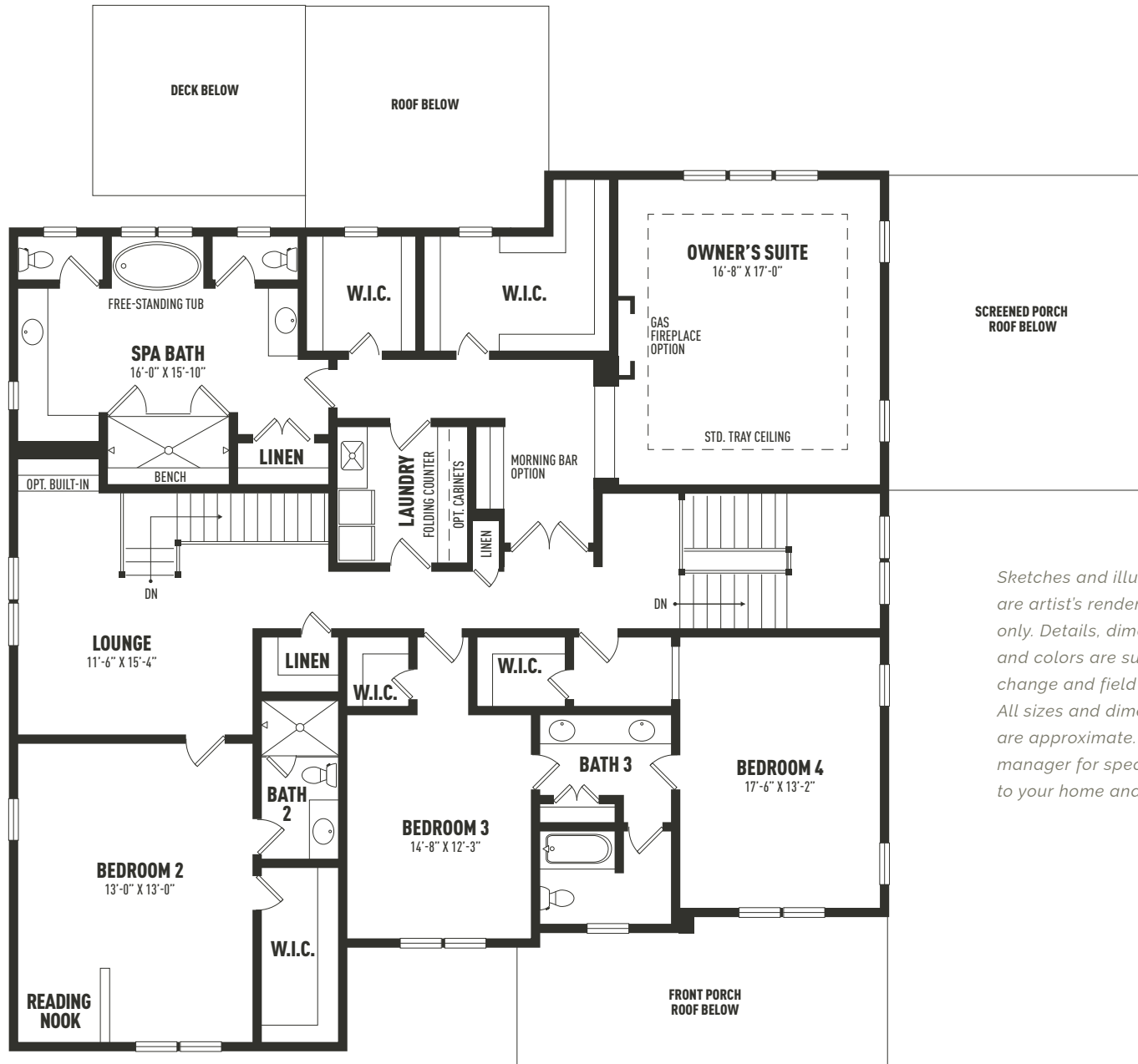
Personalize your home to perfection from a curated designer collection of options and upgrades

CHANDLER FIRST FLOOR



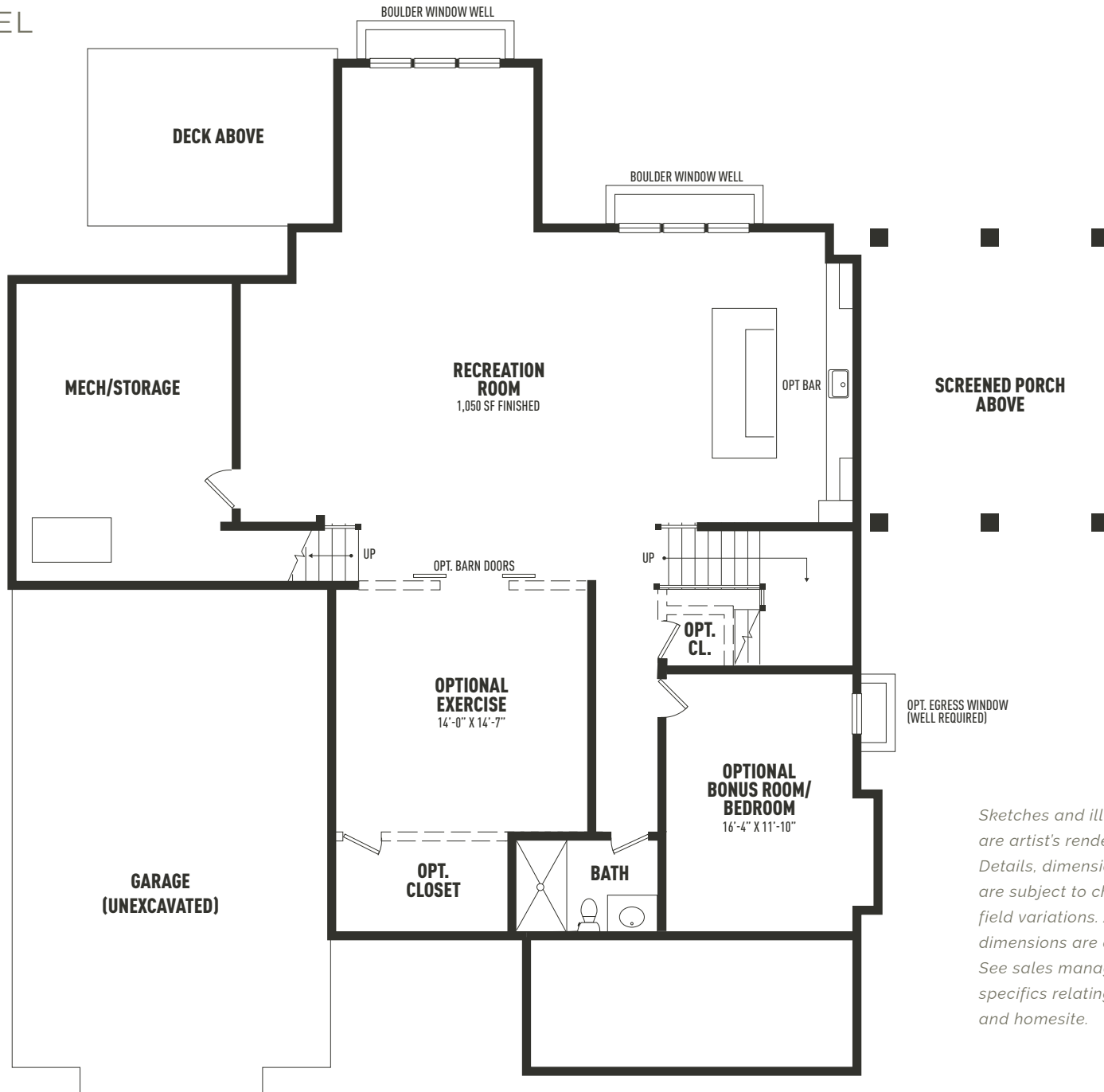
Sketches and illustrations are artist's renderings only. Details, dimensions and colors are subject to change and field variations. All sizes and dimensions are approximate. See sales manager for specifics relating to your home and homesite.

CHANDLER SECOND FLOOR



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CHANDLER LOWER LEVEL

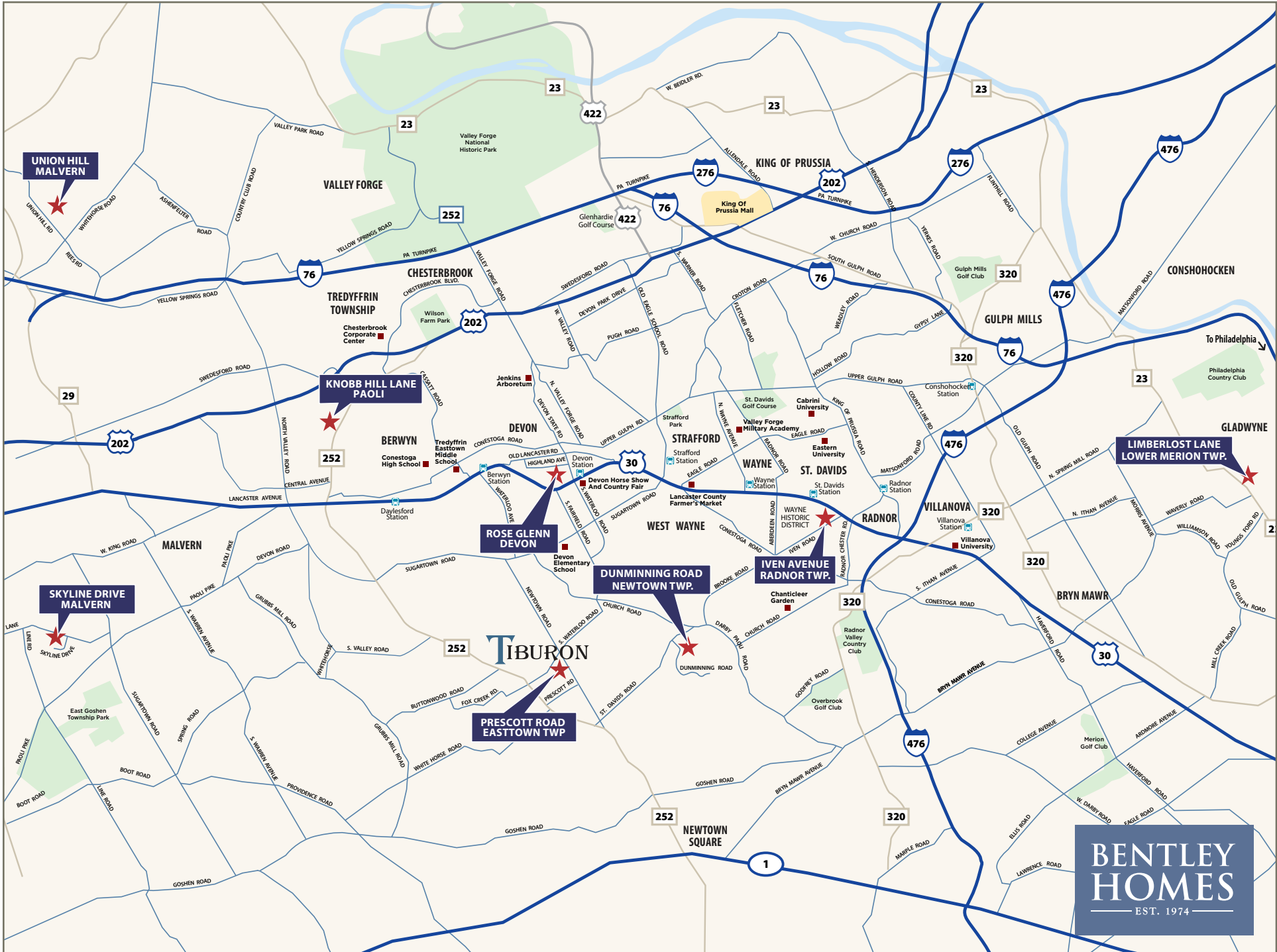


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Acreage: 2.9





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 |
| 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 | SOLD | | 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

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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