
27 DUNMINNING ROAD, NEWTOWN SQUARE, PA 19073
A Bentley Custom Design



BentleyHomes.com



27 Dunminning Road, Newtown Square, PA 19073

Model: Hudson Custom
Square Footage: 6,435*
Acreage: 1.42

** SF includes some finished lower level space.*

SIGNATURE APPOINTMENTS

27 Dunminning Road, Newtown Square, PA 19073

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

ARCHITECTURAL

- Stunning 1.4-acre homesite
- Spectacular view of Darby Creek
- Minutes from Aronimink Golf Club
- Design by nationally acclaimed architects
- Open, airy beautiful floor plan offering 4 bedrooms with 4 full and 2 half-baths
- Finished lower level rec room with full bath and walk-out to large patio
- Three car garage
- Gas fireplace and built-in bench seats in great room
- Wood floors entire first floor & second floor hallway
- Classic 2-panel solid core interior doors
- Coffered ceiling in great room
- Main staircase with stained oak stair treads & handrails; painted newel posts, balusters & risers
- Oversized 7 1/4" baseboard trim
- Abundant closet space with melamine shelving
- Built-in cubbies in mudroom
- Command center in mudroom
- Large composite deck

KITCHEN

- Professionally designed layout with Century Carriage House soft close cabinets to ceiling
- Dramatic twin kitchen islands
- Designer finishes by Linda Phillips Designs
- Kohler cast iron farmhouse sink with polished nickel faucet & sidespray
- Luxury appliances including:
 - stainless steel double wall oven
 - 36" Wolf 6-burner gas range top w/downdraft
 - stainless steel dishwasher
 - stainless steel microwave drawer
 - Monogram 42" French door refrigerator with cabinetry panels
 - stainless steel beverage center
- Butler's pantry & oversized storage pantry

SIGNATURE APPOINTMENTS

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BATHS

- Formal powder room with Fitzgerald pedestal sink & polished nickel faucet
- Spacious spa bath with large vanities, quartz vanity tops, marble floors and shower walls
- Kohler polished nickel faucets, shower head, hand-held & rain head
- Spa bath with two water closets
- Spa bathroom with 66" free-standing soaking tub & floor mount tub filler
- Frameless shower door in spa bathroom
- Century Carriage House vanity cabinets with soft close drawers

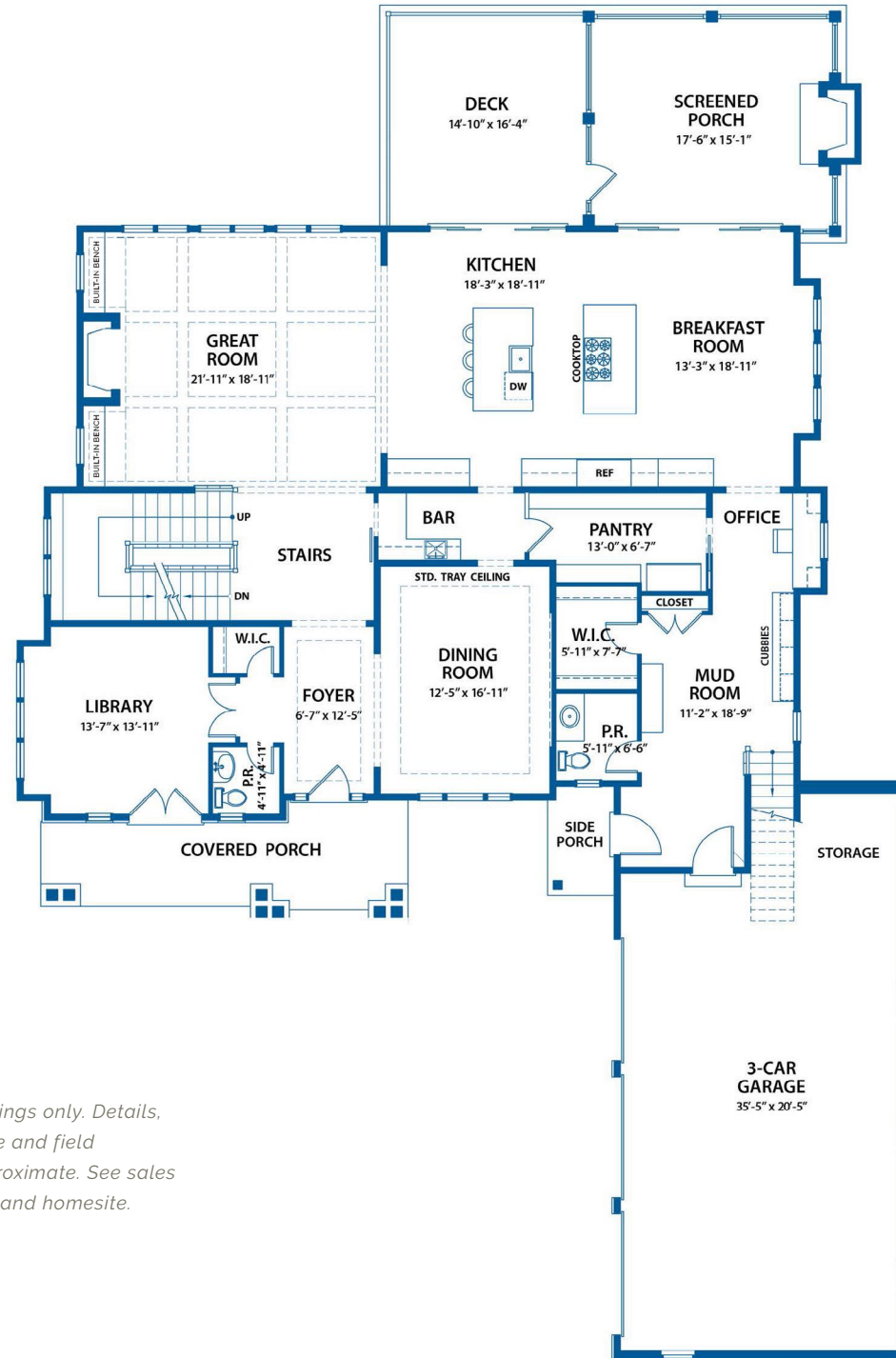
UTILITIES / CONSTRUCTION

- 92% high efficiency gas heater
- 75-gallon gas hot water heater
- 13-SEER A/C
- 400 AMP service
- Public water; on-site septic
- Propane 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

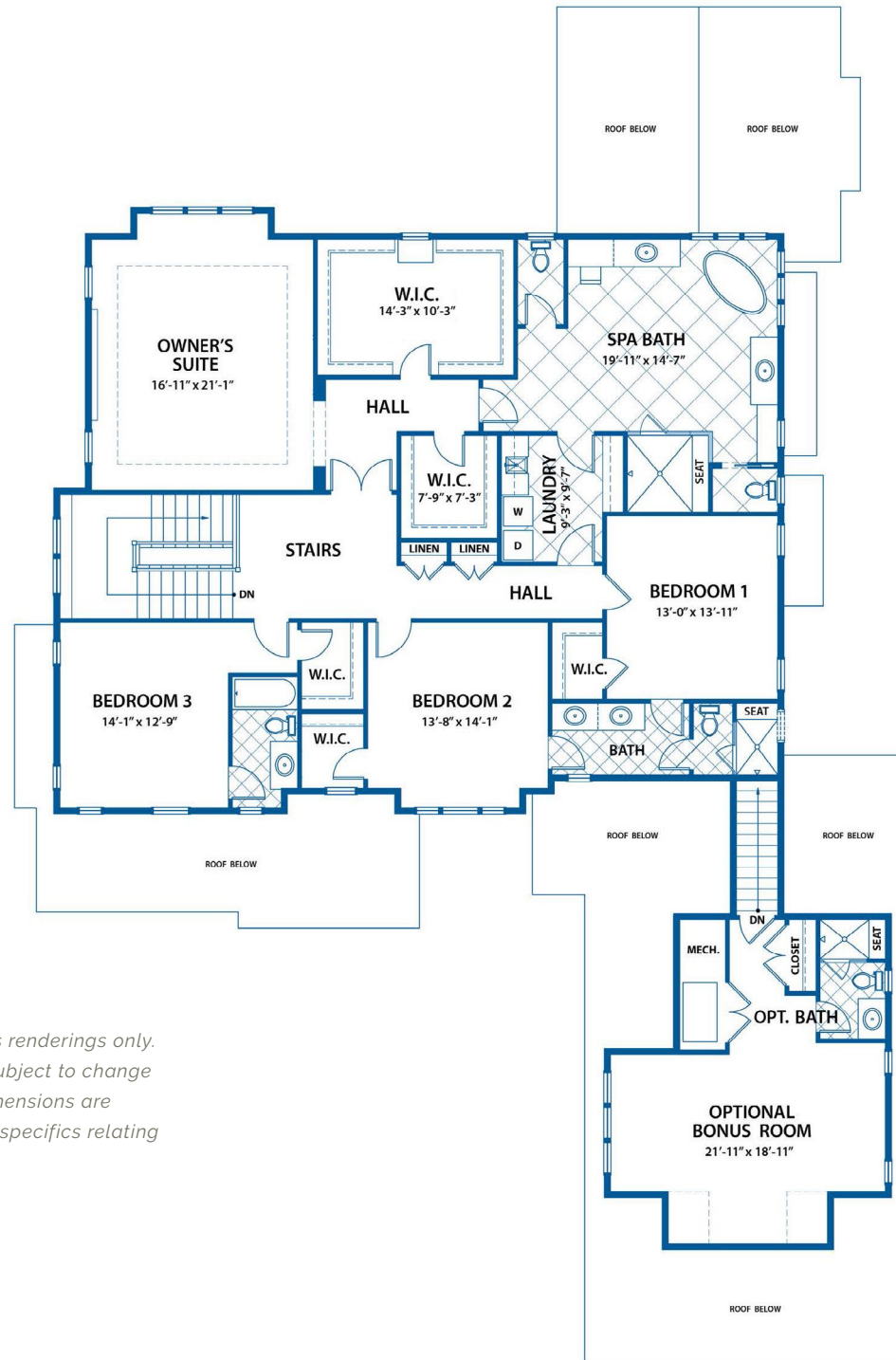
For a half-century, the Bentley name has been synonymous with design excellence and superior quality construction.

HUDSON 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.

HUDSON SECOND FLOOR

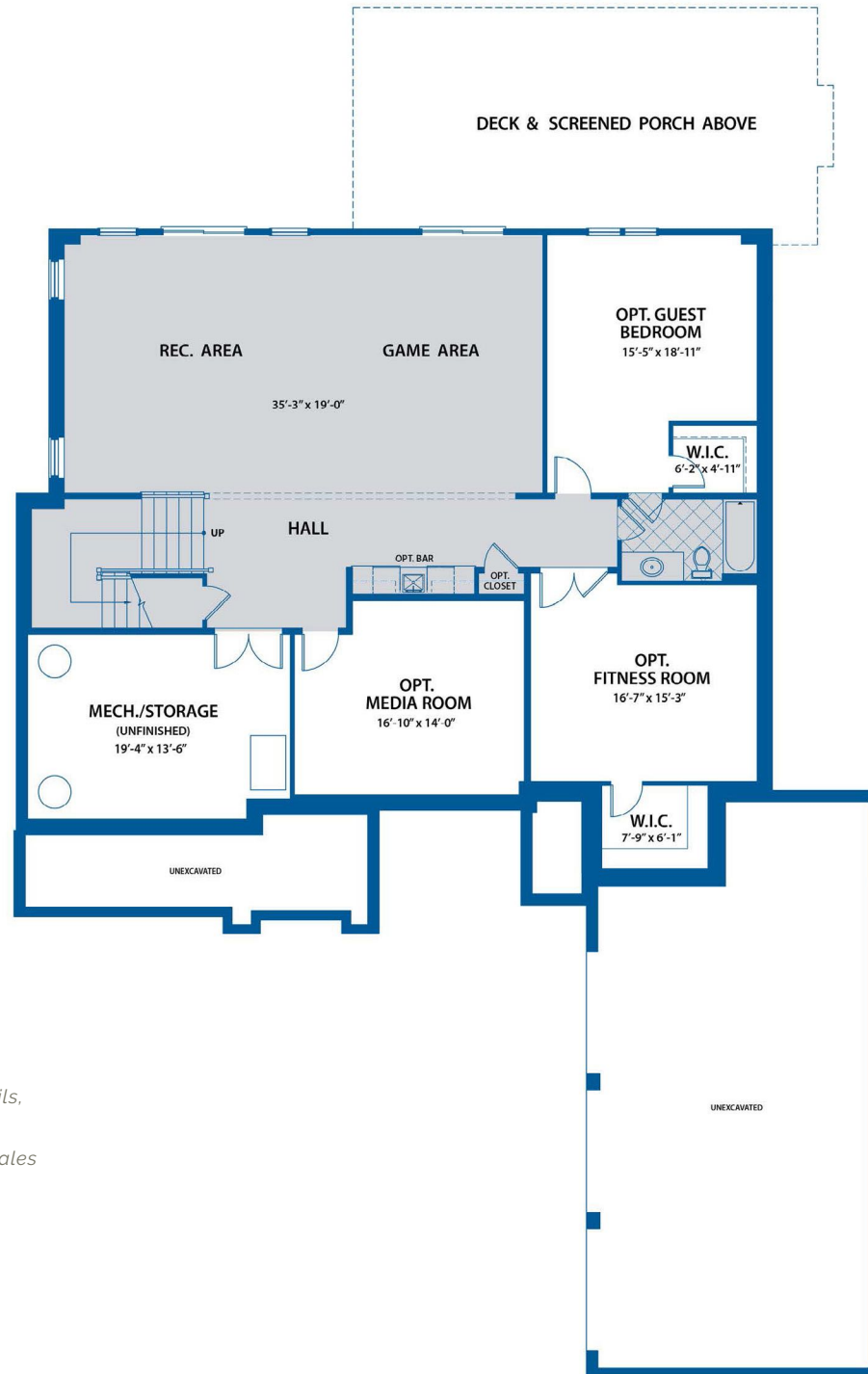


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ALTERNATE "A"
BONUS ROOM PLAN

HUDSON OPTIONAL FINISHED LOWER LEVEL

 INCLUDED FINISHED
LIVING SPACE



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Acreage: 1.42



**DUNMINNING ROAD
NEWTOWN TWP**



DUNMINNING ROAD

DEVON

STRAFFORD

WAYNE

ST. DAVIDS

WEST WAYNE

252

30

320

Berwyn Station

Devon Station

Stafford Station

Wayne Station

St. Davids Station

Devon Horse Show
And Country Fair

Lancaster County
Farmer's Market

Valley Forge
Military Academy

Cabrini
University

Eastern
University

WAYNE
HISTORIC
DISTRICT

Chanticleer
Garden

Radnor
Valley
Country
Club

Overbrook
Golf Club

St. Davids
Golf Course

Stafford
Park

DEVON STATE ROAD
N. VALLEY FORGE ROAD

UPPER GULPH RD.

N. WAYNE AVENUE

KING OF PRUSSIA ROAD

CONESTOGA ROAD

LANCASTER AVENUE

WATERLOO AVENUE

S. FAIRFIELD ROAD

S. WATERLOO ROAD

SUGARTOWN ROAD

Devon
Elementary
School

NEWTOWN ROAD

S. WATERLOO ROAD

CHURCH ROAD

CONESTOGA ROAD

ABERDEEN ROAD

IVEN ROAD

BROOKE ROAD

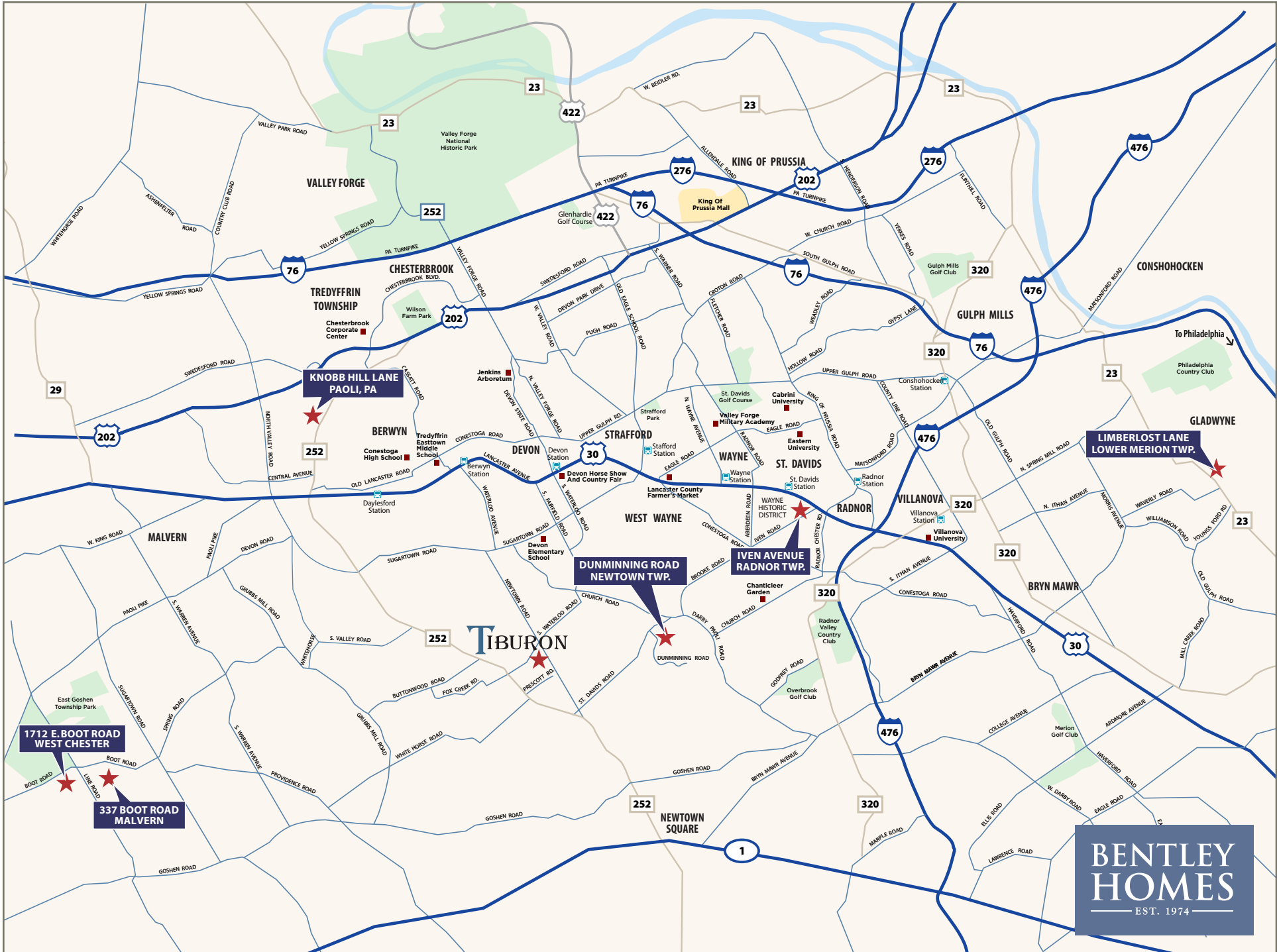
RADNOR CHESTER RD.

DARBY PAOLI ROAD

CHURCH ROAD

ST. DAVIDS ROAD

GODFREY ROAD



**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

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



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