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904 PRESCOTT ROAD, BERWYN PA 19312  
A Bentley Custom Design

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BentleyHomes.com



904 Prescott Road, Berwyn PA 19312

Model: Chandler Custom  
Square Footage: 6,555\*  
Acreage: 1.14

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

904 Prescott Road, Berwyn PA 19312



## SIGNATURE APPOINTMENTS

904 Prescott Road, Berwyn PA 19312

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

### ARCHITECTURAL

- Plans by nationally acclaimed architects
- Open, airy beautifully designed floor plan offering 4 bedrooms with 4 full baths and 2 half baths
- Finished lower level recreation room with full bath and walk-out to large patio
- Three Car Garage
- Gas fireplace flanked by built-in bench seats in great room
- 7.5" wide-plank engineered wood flooring
- Classic 2-panel solid core interior doors
- Coffered ceiling in family room
- Main staircase with stained oak stair treads & handrails; painted newel posts, baluster & risers
- Oversized 7 ¼" baseboard trim
- Abundant closet space
- Built-in cubbies in mudroom
- Screened porch
- Composite deck

### KITCHEN

- Professionally designed layout with Century Carriage House soft close cabinets to ceiling
- Granite or quartz countertops with 3"x 6" DalTile "Rittenhouse Square" staggered subway tile backsplash
- Oversized Kohler Farmhouse sink with Kohler Artifacts faucet in Vibrant Brushed Modern Brass with pull-out 3-function spray head
- Luxury appliances including:
  - stainless steel double wall oven
  - Wolf 36" six-burner gas range top
  - stainless steel dishwasher
  - stainless steel microwave drawer
  - Monogram 42" French door refrigerator with cabinetry panels
  - XO beverage/wine cooler
- Pantry storage and butler's pantry

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### BATHS

- Formal powder room with Kohler Memoirs pedestal sink and Kohler Purist faucet in modern brushed brass
- Spacious spa bath with large vanities, granite or quartz vanity tops, Kohler Purist faucets in polished chrome with 8" spread and separate commodes
- Frameless shower door in spa bathroom
- Spa bathroom with 66" free-standing soaking tub & floor mount tub filler
- Spa bath with 12"x 12" floor tile, 10" x 14" wall tile and mosaic tiled shower floor
- Century Carriage House vanity cabinets with soft close drawers in a variety of colors
- Secondary baths - 12"x12" floor tile, 10"x14" wall tile and granite or quartz vanity tops

### UTILITIES / CONSTRUCTION

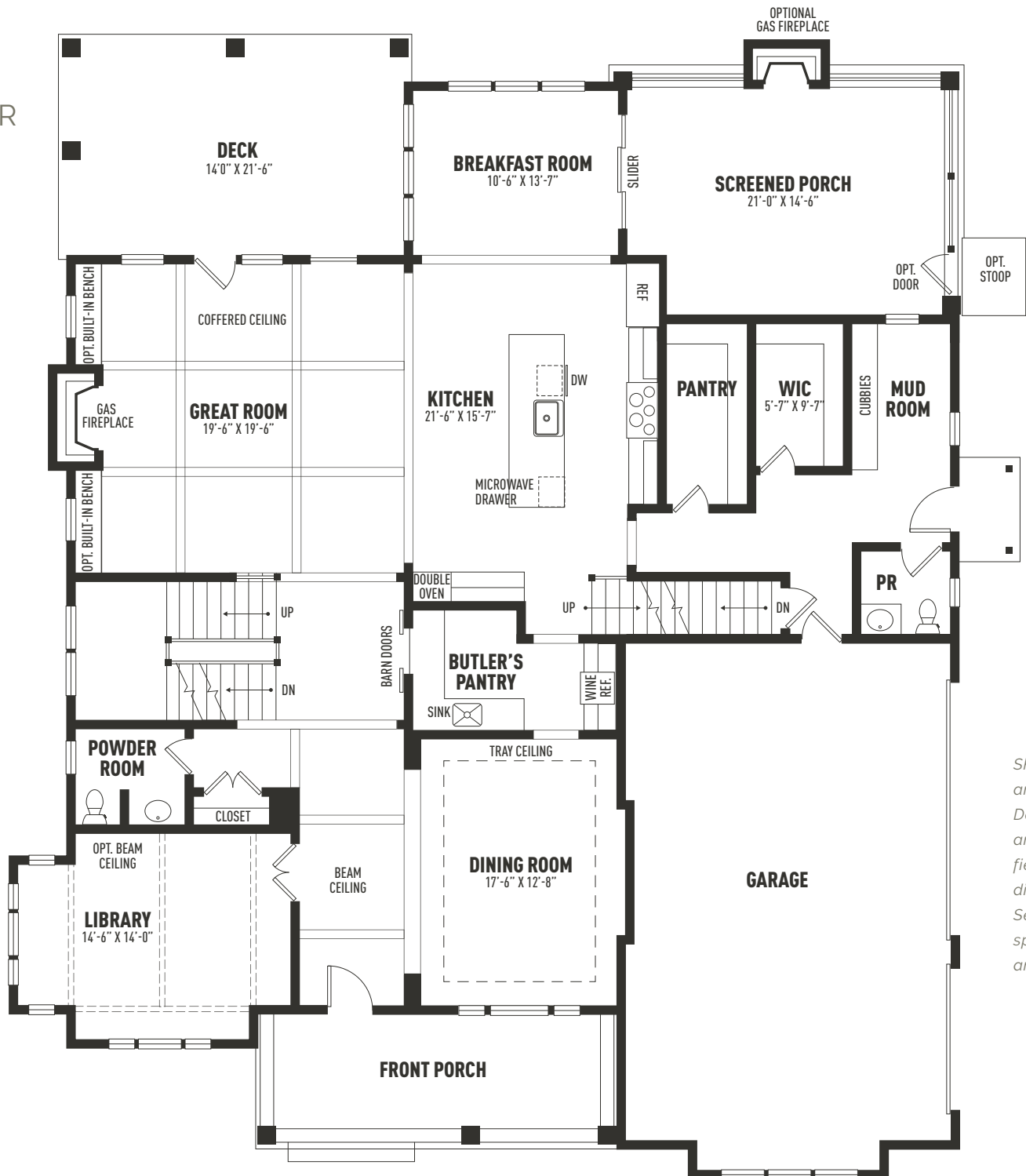
- 92% high efficiency gas heater
- 75-gallon gas hot water heater
- 13-SEER A/C
- 400 AMP service
- Public water & sewer
- Natural gas
- Energy efficient construction
  - Poured concrete foundation
  - Insulated garage doors
- Andersen Low E, low maintenance, tilt-in insulated windows for easy cleaning
- 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.

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: 1.14





**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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