10 LAUREL CIRCLE, MALVERN, PA 19355

A Bentley Custom Design

BENTLEY HOMES
EST. 1974

BentleyHomes.com



10 Laurel Circle, Malvern, PA 19355

Model: Atlee D Elevation
Square Footage: 4,448
4 Bedrooms | 3.5 Baths | 3 Car Garage
Acreage: 2.1



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SIGNATURE APPOINTMENTS | 10 Laurel Circle, 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 Willistown Township near Willisbrook Preserve, East Goshen and Applebrook Parks
- Renowned Great Valley School District

ARCHITECTURAL

- Design by nationally acclaimed architects
- Custom elevation
- Open, airy floorplan with a traditional feel
  4 bedrooms, 3 baths & powder room,
  expandable and customizable
- 42" Therma-Tru 2/3 glass front door
- Spacious library with 12-lite French doors
- Three car garage
- Great room with coffered ceiling & gas fireplace
- 6.5" wide-plank engineered wood flooring
- Classic 2-panel solid core interior doors
- Main staircase with stained white oak stair treads & handrails; painted newel posts, baluster & risers
- Oversized 7 ¼" baseboard trim
- Built-in cubbies in mudroom
- Covered flagstone patio
- Abundant closet space with melamine shelving and rod
- Daylight lower level with twin and triple windows

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 farmhouse sink with Signature Hardware
  Ridgeway faucet in polished chrome
- Oversized island
- Luxury appliances including:

  Thermador French door refrigerator
  Bosch 36" gas range
  Thermador panel ready dishwasher
  Bosch microwave drawer
  XO chimney exhaust hood
  InSinkErater garbage disposal
- Pantry storage & butler's pantry with XO beverage center

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BATHS

- Formal powder room with Kohler Memoirs pedestal sink and Signature Hardware widespread faucet in polished chrome
- Spacious and luxurious spa bath featuring:

  Signature Hardware 8" widespread faucet 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 plumbing for full bath in lower level

UTILITIES / CONSTRUCTION

- 92% high efficiency gas heater
- 75-gallon gas hot water heater
- 13-SEER A/C
- 400 AMP service
- Well and septic
- Propane gas
- Energy efficient construction:

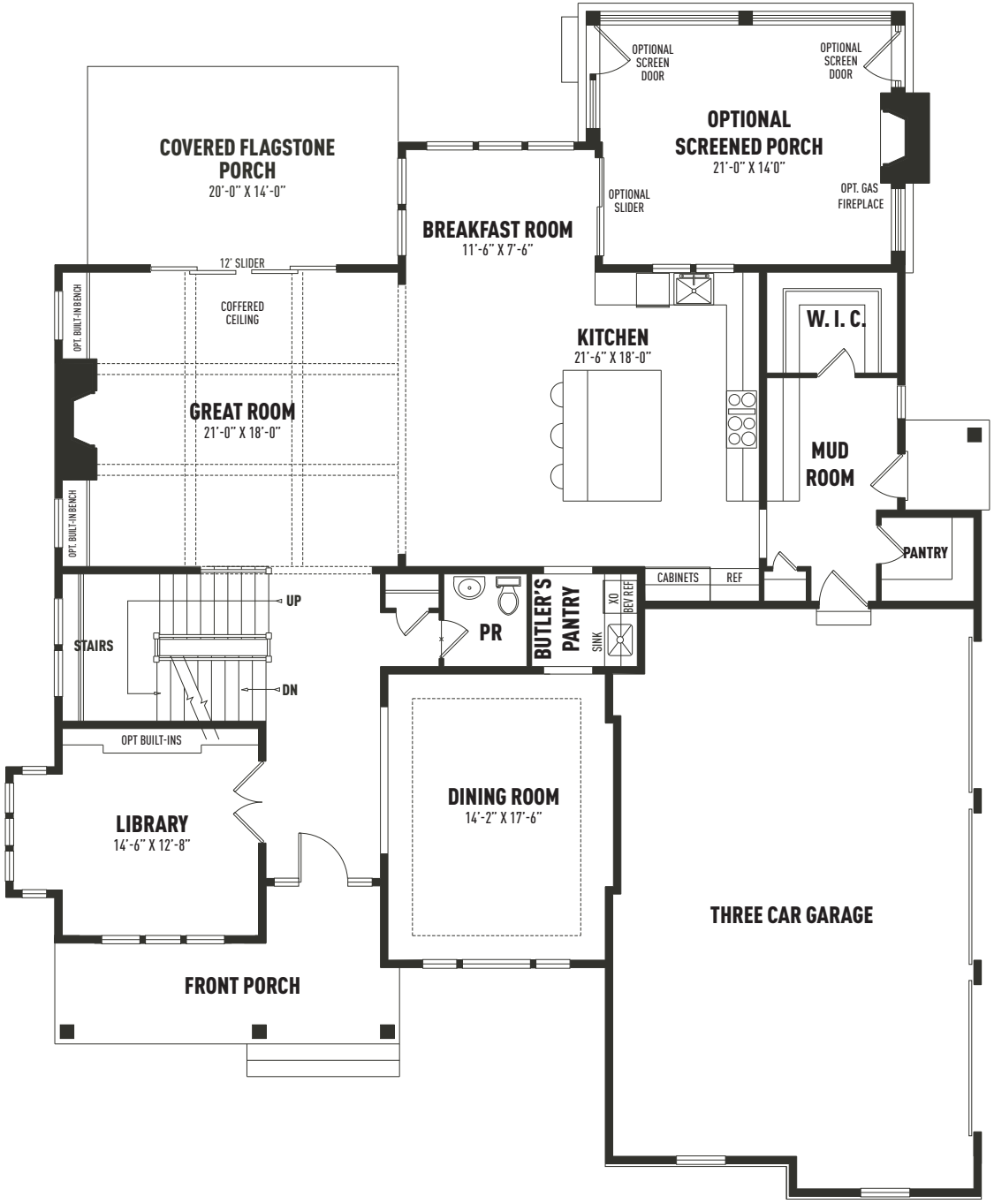
  Poured concrete foundation
  Insulated garage doors
- Viwinco double hung windows
- James Hardie cement board siding
- Underground electric, telephone and cable TV

THE BENTLEY DIFFERENCE

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

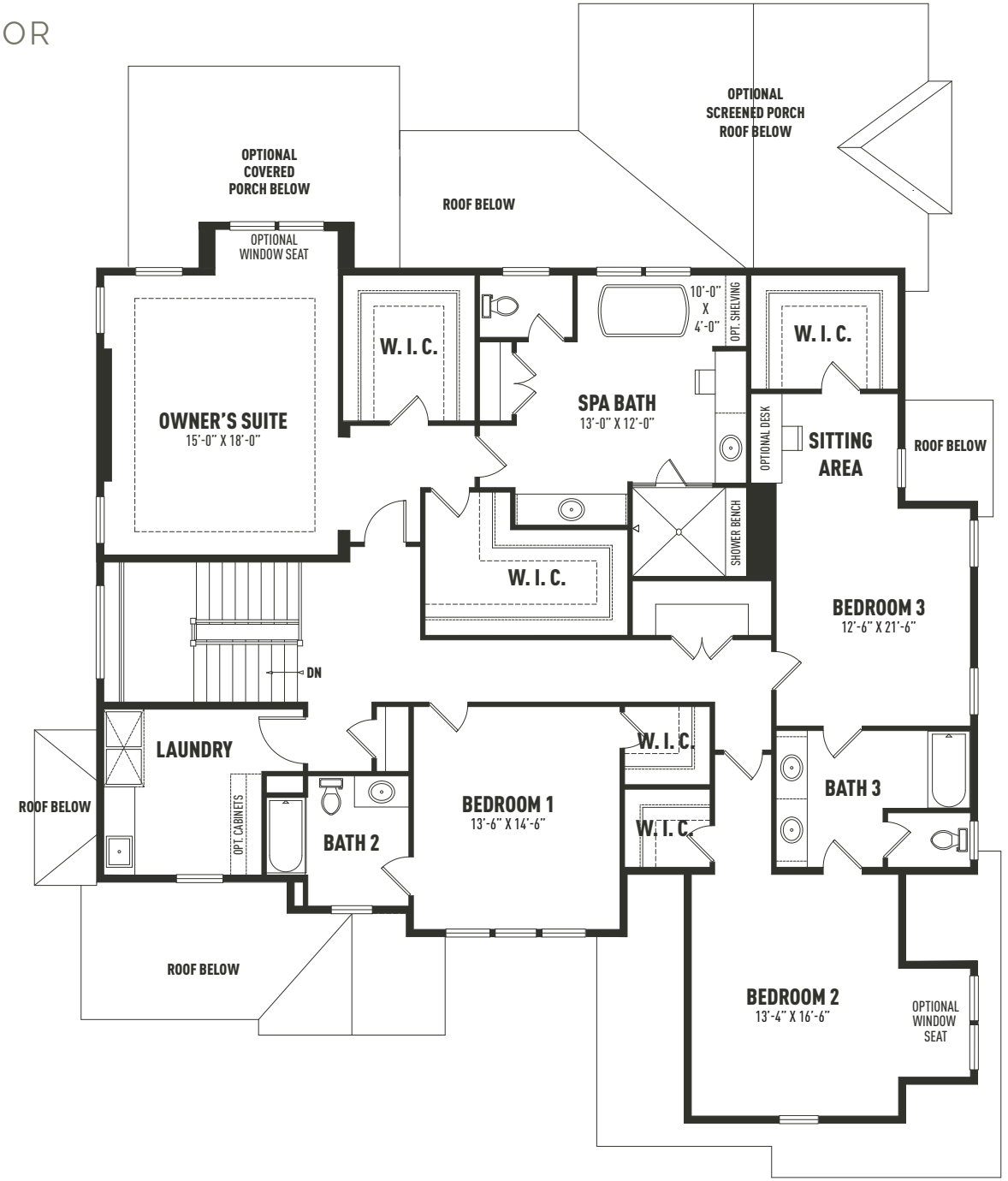
Personalize your home to perfection from a curated designer collection of options and upgrades

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



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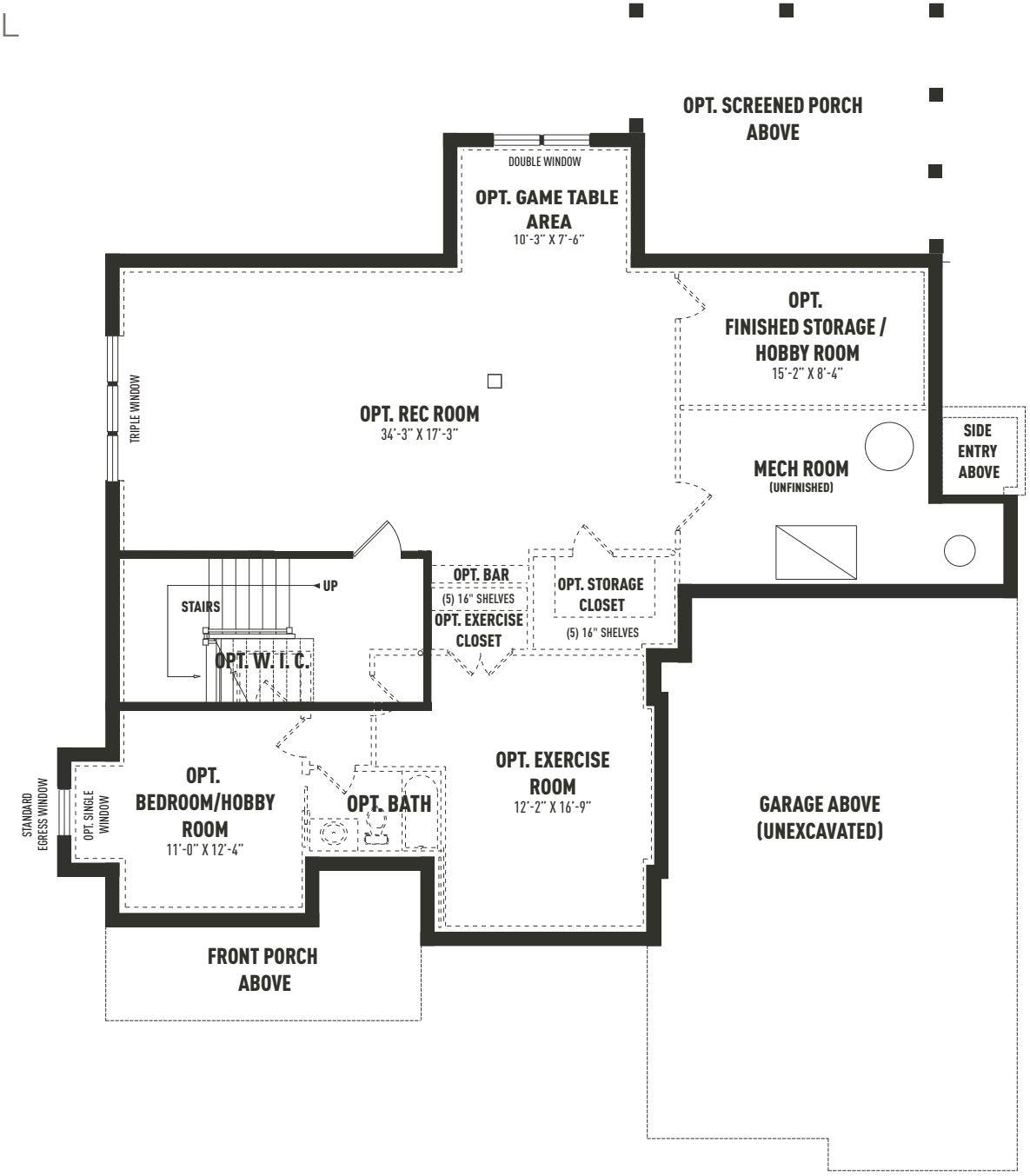
ATLEE
LOWER LEVEL



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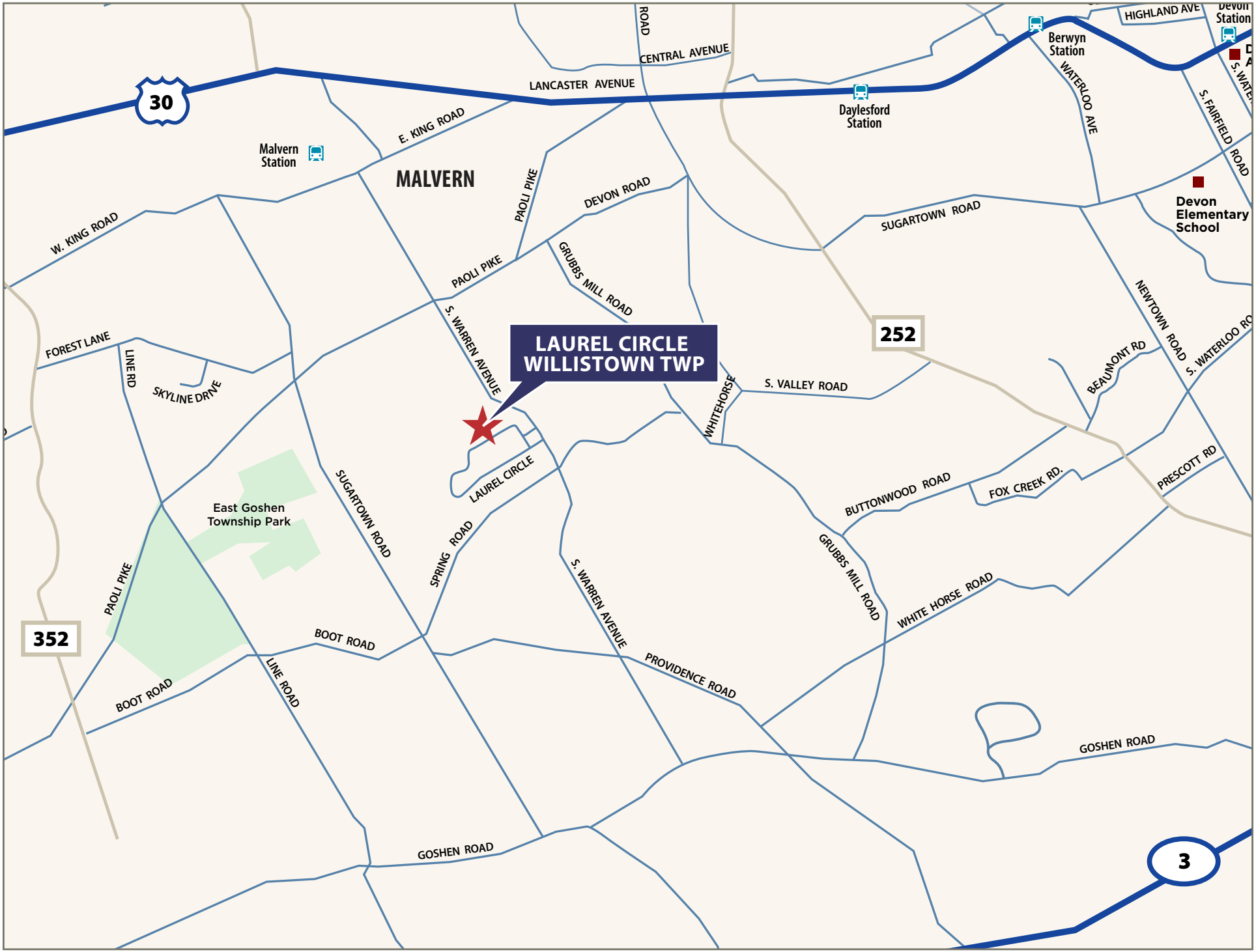
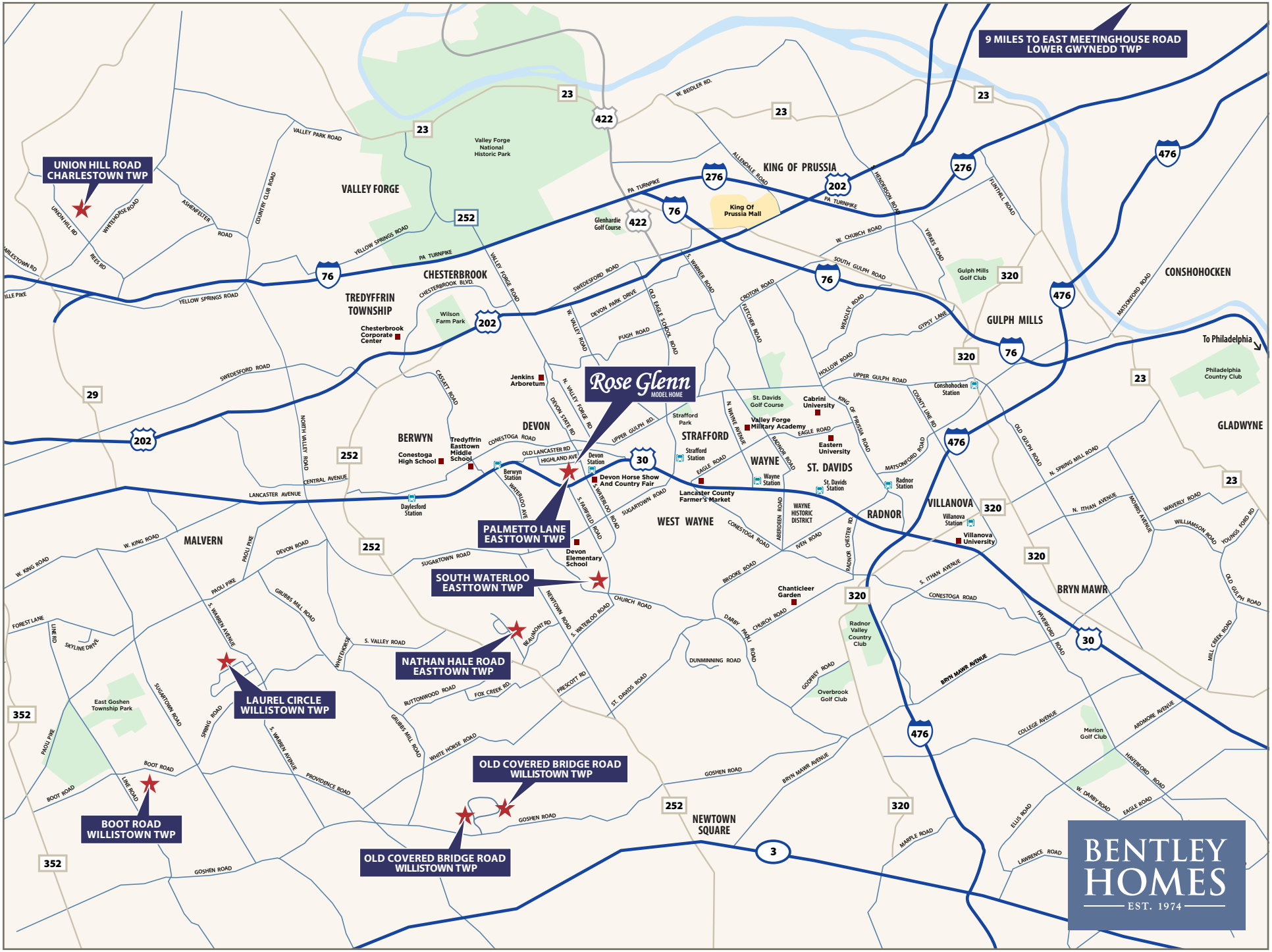
Acreage: 2.1


LAUREL CIRCLE
WILLISTOWN TWP
MALVERN
Malvern Station
Daylesford Station
Berwyn Station
Devon Station
Devon Elementary School
East Goshen Township Park
30
252
352
3
LANCASTER AVENUE
CENTRAL AVENUE
E. KING ROAD
W. KING ROAD
PAOLI PIKE
DEVON ROAD
GRUBBS MILL ROAD
SUGARTOWN ROAD
S. WARREN AVENUE
FOREST LANE
LINE RD
SKYLINE DRIVE
LAUREL CIRCLE
SPRING ROAD
WHITEHORSE
S. VALLEY ROAD
BEAUMONT RD
NEWTOWN ROAD
S. WATERLOO RO
WATERLOO AVE
S. FAIRFIELD ROAD
HIGHLAND AVE
BUTTONWOOD ROAD
FOX CREEK RD.
PRESCOTT RD
WHITE HORSE ROAD
PROVIDENCE ROAD
BOOT ROAD
LINE ROAD
GOSHEN ROAD


9 MILES TO EAST MEETINGHOUSE ROAD
LOWER GWYNEDD TWP
UNION HILL ROAD
CHARLESTOWN TWP
Rose Glenn
MODEL HOME
PALMETTO LANE
EASTTOWN TWP
SOUTH WATERLOO
EASTTOWN TWP
NATHAN HALE ROAD
EASTTOWN TWP
LAUREL CIRCLE
WILLISTOWN TWP
OLD COVERED BRIDGE ROAD
WILLISTOWN TWP
BOOT ROAD
WILLISTOWN TWP
OLD COVERED BRIDGE ROAD
WILLISTOWN TWP
VALLEY FORGE
KING OF PRUSSIA
CHESTERBROOK
TREDYFFRIN
TOWNSHIP
BERWYN
DEVON
STRAFFORD
WAYNE
ST. DAVIDS
RADNOR
VILLANOVA
GULPH MILLS
CONSHOHOCKEN
GLADWYNE
BRYN MAWR
MALVERN
WEST WAYNE
NEWTOWN
SQUARE
Valley Forge
National
Historic Park
King Of
Prussia Mall
Glenhardie
Golf Course
Wilson
Farm Park
Chesterbrook
Corporate
Center
Jenkins
Arboretum
Conestoga
High School
Tredyffrin
Easttown
Middle
School
Berwyn
Station
Devon
Station
Devon Horse Show
And Country Fair
Daylesford
Station
Devon
Elementary
School
Strafford
Park
Strafford
Station
Lancaster County
Farmer's Market
St. Davids
Golf Course
Valley Forge
Military Academy
Cabrini
University
Eastern
University
Wayne
Station
St. Davids
Station
Radnor
Station
Conshohocken
Station
Villanova
Station
Villanova
University
Chanticleer
Garden
Radnor
Valley
Country
Club
Overbrook
Golf Club
Gulph Mills
Golf Club
Merion
Golf Club
Philadelphia
Country Club
To Philadelphia
East Goshen
Township Park
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— 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	5,082	Available	**$3,179,900	Spring 2027
1344 East Meetinghouse Road Lower Gwynedd, PA 19002	1.5	Logan II Custom	3,822	Available	**$1,995,900	Spring 2027
39 Old Covered Bridge Road Newtown Square, PA 19073	5.0	Atlee Custom	4,448	Available	**$2,995,000	Spring 2027
107 Palmetto Lane Devon, PA 19333	0.55	Logan Custom	4,014	Available	**$2,499,900	Spring 2027
10 Laurel Circle Malvern, PA 19355	2.1	Atlee Custom	4,448	Available	*$2,599,900	Fall 2026
837 Nathan Hale Road Berwyn, PA 19312	1.0	Chandler Custom	5,082	**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 11/7/26.

HOWARD HANNA
REAL ESTATE SERVICES

— ROSE GLENN MODELS —

MODEL	SQUARE FOOTAGE	BASE PRICE
Logan	4,014	$2,299,900
Baldwin	4,118	$2,349,900
Atlee A	4,448	$2,399,900

— ROSE GLENN SPEC HOME —

ADDRESS & HOMESITE #	ACRE	FLOOR PLAN	SQ. FT.	STATUS	PRICE TO DATE	EST. DELIVERY
107 Palmetto Lane, Devon, PA 19333 | #7	0.55	Logan Custom	4,014±	Available	**$2,499,900	Spring 2027

*** Includes premiums and options selected to date.*

— 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	Spec Home
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.

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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 11/7/26.

HOWARD HANNA
REAL ESTATE SERVICES

— 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	5,306	Available	*$1,999,900	Immediately

** Completed sale price including premiums, upgrades & options.*

BENTLEY HOMES
EST. 1974

FOR ADDITIONAL INFORMATION
Please contact: Meghan Chorin 610-299-9504
meghan.chorin@compass.com | visit 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 11/7/26.

THE MEGHAN CHORIN TEAM
COMPASS