837 NATHAN HALE ROAD, BERWYN, PA 19312

A Bentley Custom Design

BENTLEY HOMES
EST. 1974

BentleyHomes.com

Home pictured is a Chandler model from a different location.

837 Nathan Hale Road, Berwyn, PA 19312

Model: Chandler Custom
Square Footage: 5,082
4 Bedrooms | 3.2 Baths | 3 Car Garage
Acreage: 1.0

Home pictured is a Chandler model from a different location.

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SIGNATURE APPOINTMENTS

837 Nathan Hale Road, Berwyn, PA 19312

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

LOCATION

- Ideal location in Berwyn, Easttown Township
- Ten minutes to Wayne, Paoli and Newtown Square
- Renowned Tredyffrin/Easttown school district

ARCHITECTURAL

- Design by nationally acclaimed architects
- 9' 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
- 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, 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:

  Bosch 36" gas rangetop
  Bosch double oven
  Bosch stainless steel dishwasher
  Bosch microwave drawer
  XO chimney exhaust hood
  InSinkErater garbage disposal
- Pantry storage and butler's pantry

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
- Public water & sewer
- Natural gas
- Energy efficient construction:

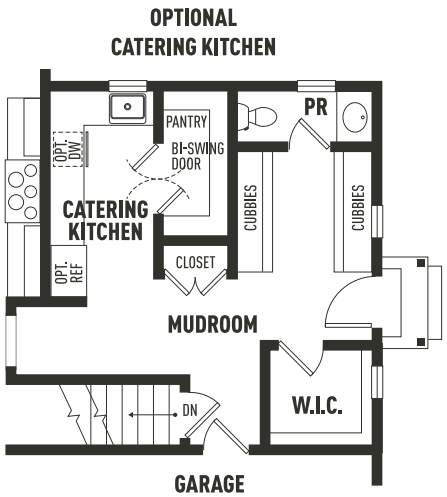
  – Poured concrete foundation
  – Insulated garage doors
- Viwinco double hung windows
- Stone and James Hardie cement board siding
- Underground electric, telephone and cable TV

THE BENTLEY DIFFERENCE

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

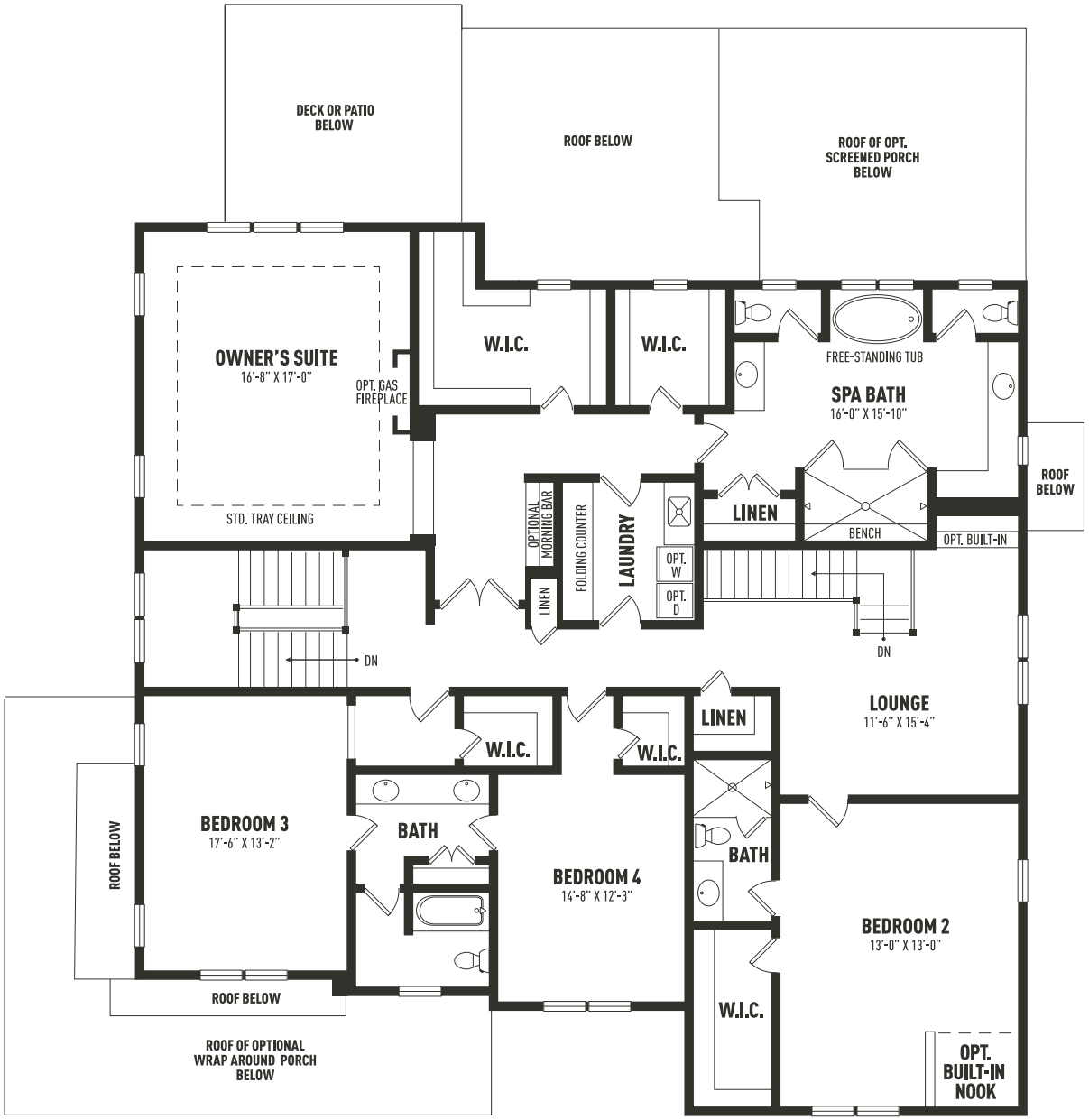
Personalize your home to perfection from a curated designer collection of options and upgrades

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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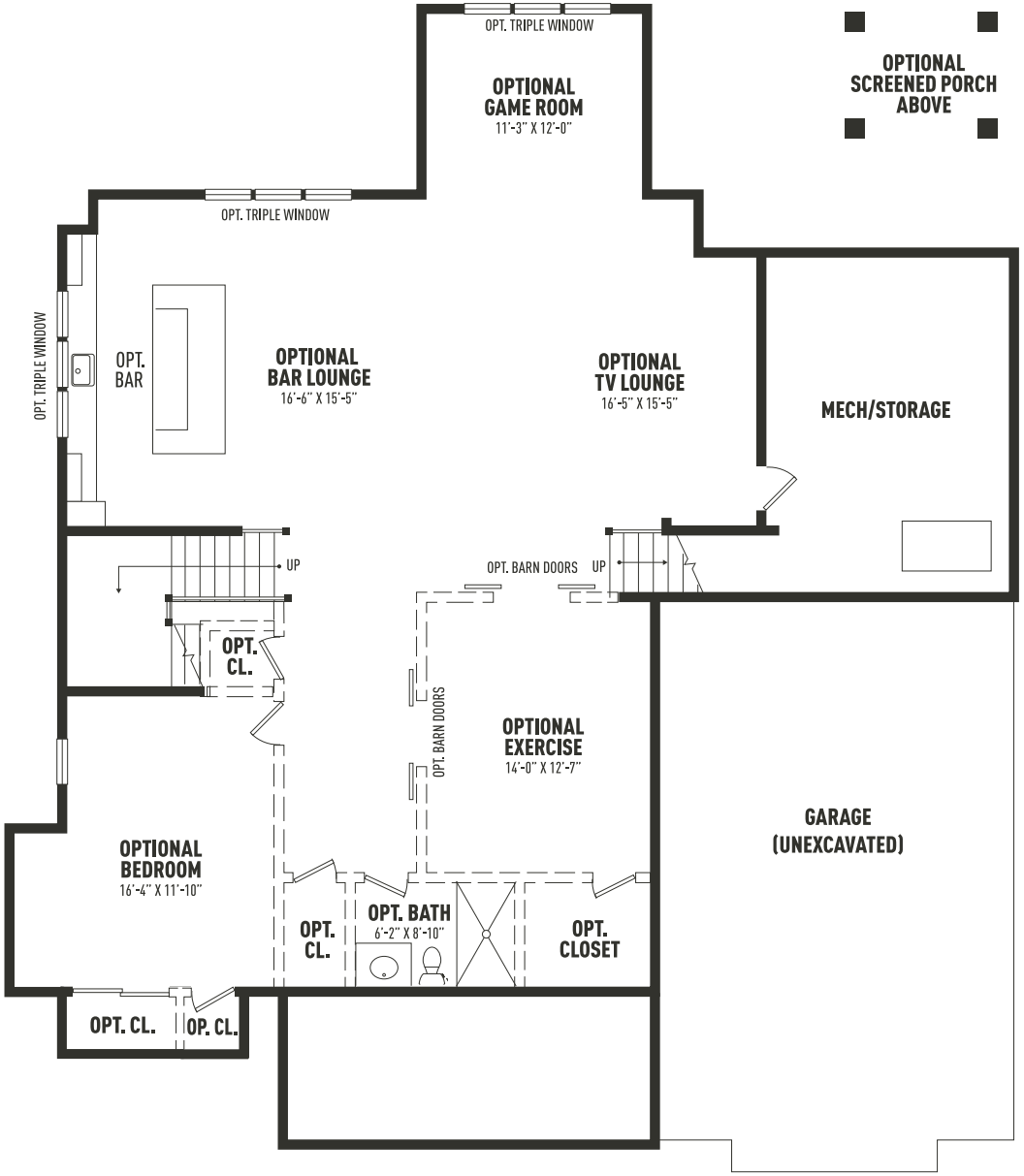
CHANDLER
LOWER LEVEL



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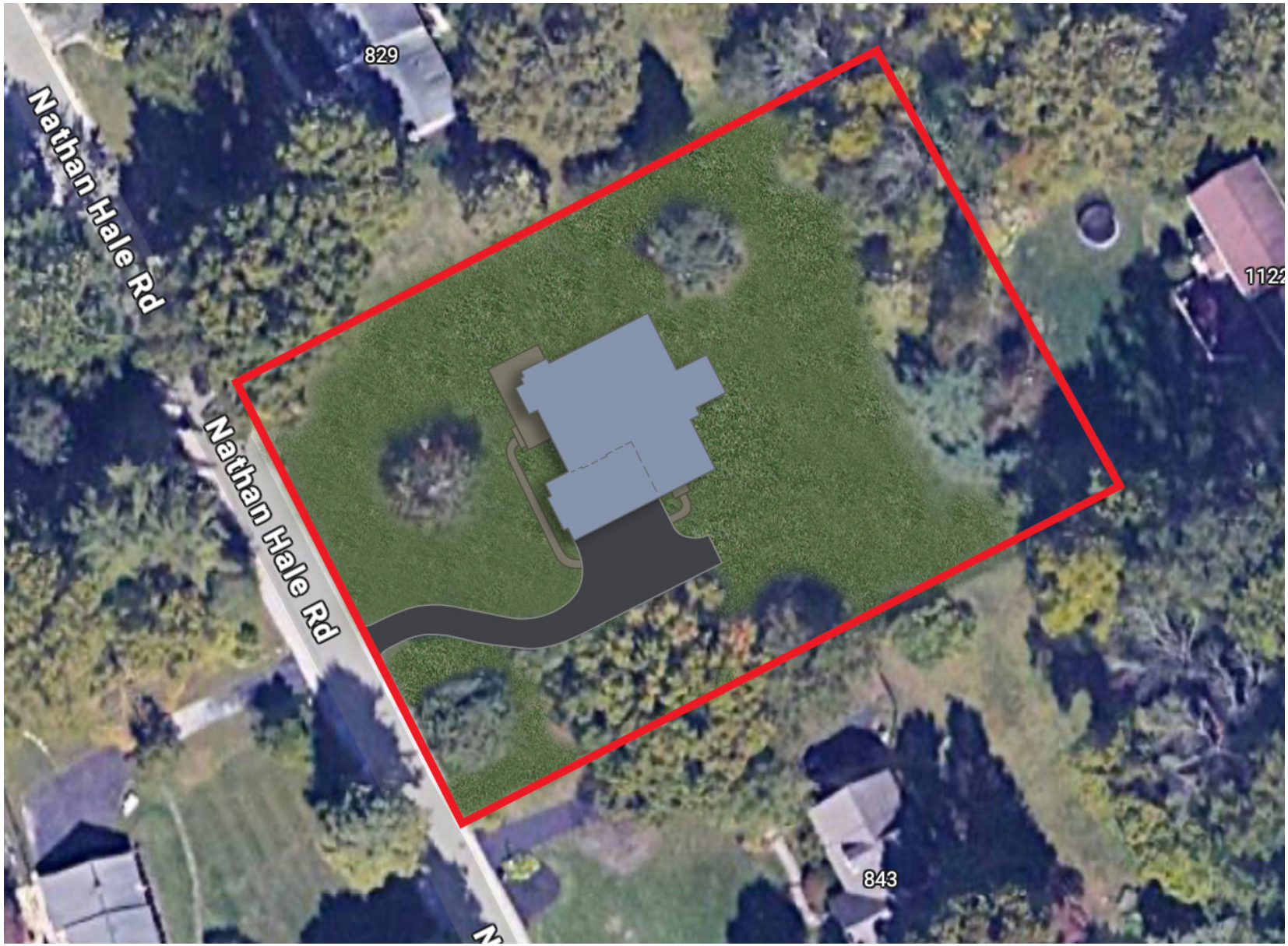
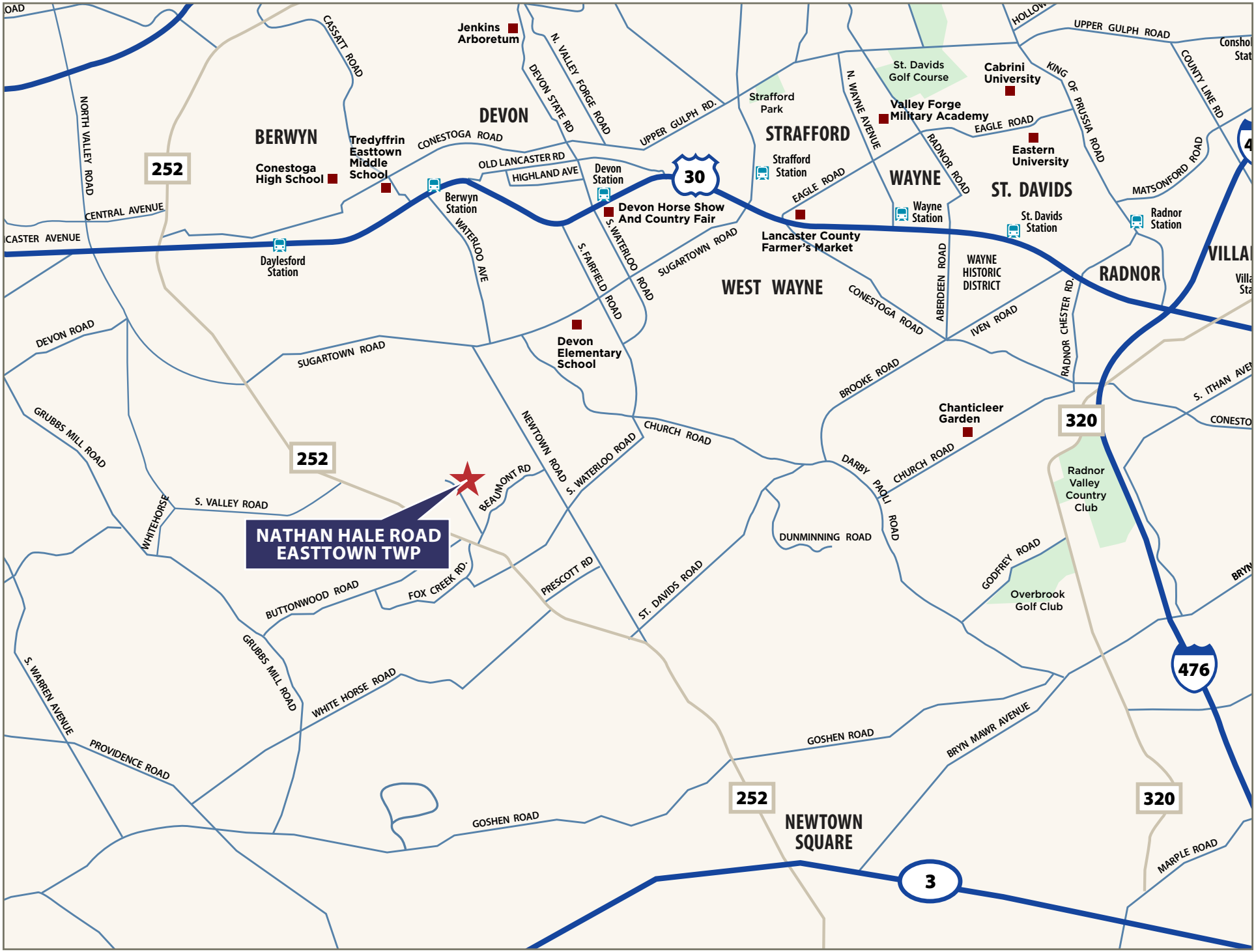
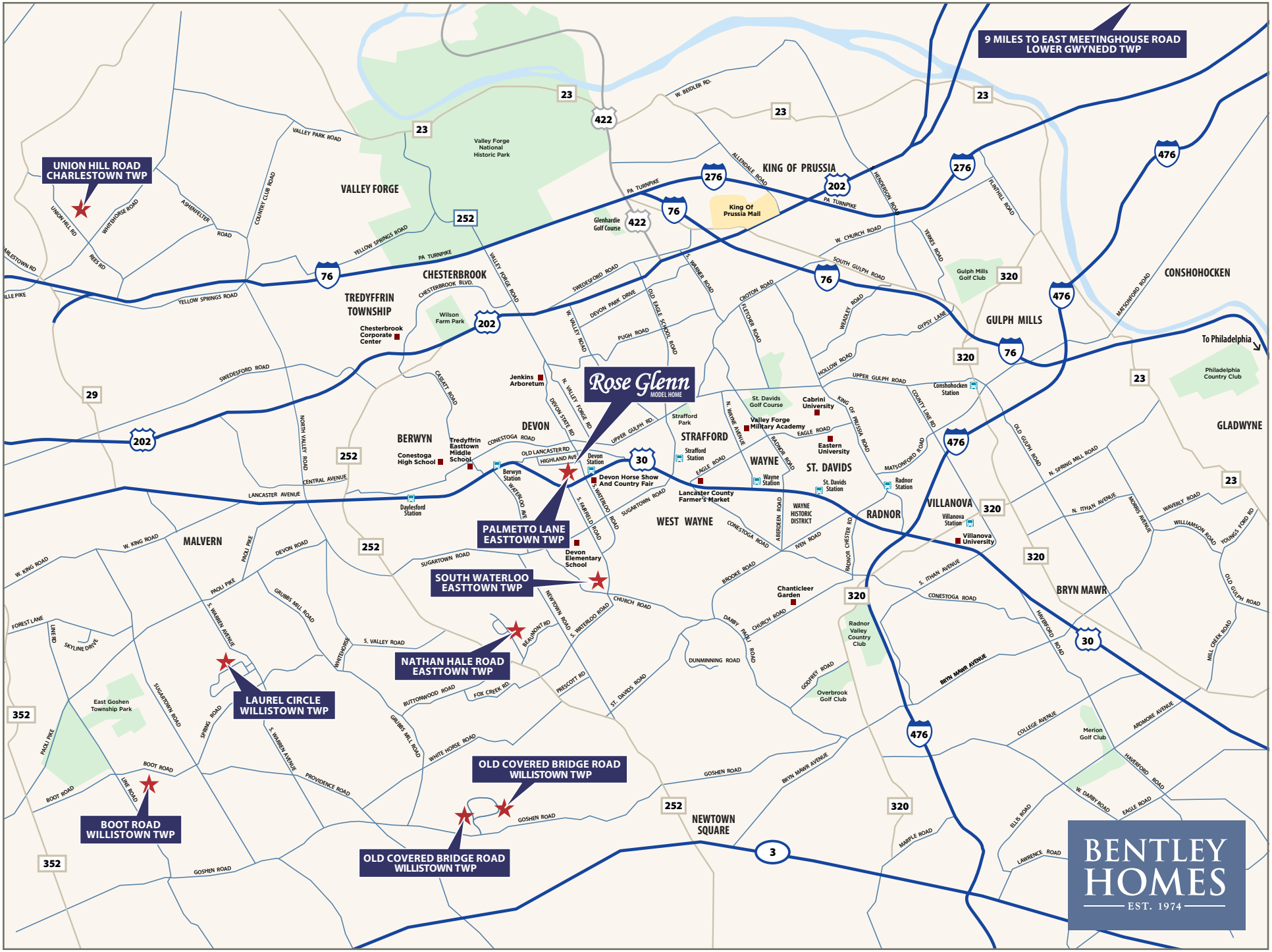


837 Nathan Hale Road, Berwyn, PA 19312

Acreage: 1


NATHAN HALE ROAD
EASTTOWN TWP
BERWYN
DEVON
STRAFFORD
WAYNE
ST. DAVIDS
WEST WAYNE
RADNOR
NEWTOWN SQUARE
Jenkins Arboretum
Tredyffrin Easttown Middle School
Conestoga High School
Berwyn Station
Daylesford Station
Devon Station
Devon Horse Show And Country Fair
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
WAYNE HISTORIC DISTRICT
Chanticleer Garden
Radnor Valley Country Club
Overbrook Golf Club
252
30
320
476
3
CASSATT ROAD
NORTH VALLEY ROAD
CENTRAL AVENUE
CASTER AVENUE
CONESTOGA ROAD
OLD LANCASTER RD
HIGHLAND AVE
DEVON STATE RD
N. VALLEY FORGE ROAD
UPPER GULPH RD.
UPPER GULPH ROAD
N. WAYNE AVENUE
RADNOR ROAD
EAGLE ROAD
KING OF PRUSSIA ROAD
COUNTY LINE RD
MATSONFORD ROAD
WATERLOO AVE
S. FAIRFIELD ROAD
S. WATERLOO ROAD
SUGARTOWN ROAD
ABERDEEN ROAD
IVEN ROAD
RADNOR CHESTER RD.
DEVON ROAD
GRUBBS MILL ROAD
WHITEHORSE
S. VALLEY ROAD
BEAUMONT RD
NEWTOWN ROAD
CHURCH ROAD
BROOKE ROAD
DARBY PAOLI ROAD
DUNMINNING ROAD
GODFREY ROAD
S. ITHAN AVE
BUTTONWOOD ROAD
FOX CREEK RD.
PRESCOTT RD
ST. DAVIDS ROAD
WHITE HORSE ROAD
S. WARREN AVENUE
PROVIDENCE ROAD
GOSHEN ROAD
BRYN MAWR AVENUE
MARPLE 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
CHESTERBROOK
TREDYFFRIN
TOWNSHIP
KING OF PRUSSIA
DEVON
BERWYN
STRAFFORD
WAYNE
ST. DAVIDS
WEST WAYNE
RADNOR
VILLANOVA
MALVERN
GULPH MILLS
CONSHOHOCKEN
GLADWYNE
BRYN MAWR
NEWTOWN
SQUARE
To Philadelphia
Valley Forge
National
Historic Park
King Of
Prussia Mall
Glenhardie
Golf Course
Gulph Mills
Golf Club
Philadelphia
Country Club
Chesterbrook
Corporate
Center
Wilson
Farm Park
Jenkins
Arboretum
Tredyffrin
Easttown
Middle
School
Conestoga
High School
Daylesford
Station
Berwyn
Station
Devon
Station
Devon Horse Show
And Country Fair
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
Villanova
Station
Villanova
University
Conshohocken
Station
WAYNE
HISTORIC
DISTRICT
Chanticleer
Garden
Radnor
Valley
Country
Club
Overbrook
Golf Club
Merion
Golf Club
East Goshen
Township Park
BENTLEY
HOMES
EST. 1974

— 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 Custom	3,974	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
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 10/19/26.

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.

BENTLEY HOMES
EST. 1974

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 10/19/26.

HOWARD HANNA
REAL ESTATE SERVICES

— AVAILABLE CUSTOM HOMES —

ADDRESS	ACRE	FLOOR PLAN	SQ. FT. APPROX.	STATUS	PRICE TO DATE	EST. DELIVERY
10 Laurel Circle Malvern, PA 19355	2.1	Atlee Custom	4,448	Available	*$2,599,900	Fall 2026

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

BENTLEY HOMES
EST. 1974

FOR ADDITIONAL INFORMATION

Please contact: Bill McGarrigle 484-874-4777
Bill@billmcgarrigleteam.com | visit bentleyhomes.com

Please contact Bill McGarrigle for individual floor plan and homesite specifics. All square footage calculations are approximate. Information & pricing subject to change at any time without notice 10/19/26.

KELLERWILLIAMS.
REAL ESTATE

— 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	*$2,099,900	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 10/19/26.

THE MEGHAN CHORIN TEAM
COMPASS