
1344 EAST MEETINGHOUSE ROAD, LOWER GWYNEDD, PA 19002
A Bentley Custom Design



BentleyHomes.com



1344 East Meetinghouse Road
Lower Gwynedd, PA 19002

Model: Iven II Custom
Square Footage: 5,044
4 Bedrooms | 4.5 Baths | 3 Car Garage
Acreage: 1.5



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Lower Gwynedd, PA 19002



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SIGNATURE APPOINTMENTS

1344 East Meetinghouse Road
Lower Gwynedd, PA 19002

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

LOCATION

- Peaceful cul-de-sac location backing to Gwynedd Mercy University property
- Only minutes to abundant shopping, dining, entertainment, and Ambler Borough

ARCHITECTURAL

- Design by nationally acclaimed architects
- Open, airy floorplan with a traditional feel
4 bedrooms, 4 baths & powder room
expandable and customizable
- Spacious Library
- Three car garage
- Gas fireplace 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
- Brushed concrete patio
- 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
- Stainless steel sink with single lever Kohler Simplice faucet and pullout spray in polished chrome
- Oversized island
- Luxury appliances including:
Bosch 36" gas range
Bosch stainless steel dishwasher
Bosch microwave drawer
XO chimney exhaust hood
InSinkErater garbage disposal
- Pantry storage and butler's pantry

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BATHS

- Formal powder room with Kohler Memoirs pedestal sink and Moen Brantford widespread faucet in polished chrome
- Spacious and luxurious spa bath featuring:
Moen Brantford 8" widespread faucets 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

UTILITIES / CONSTRUCTION

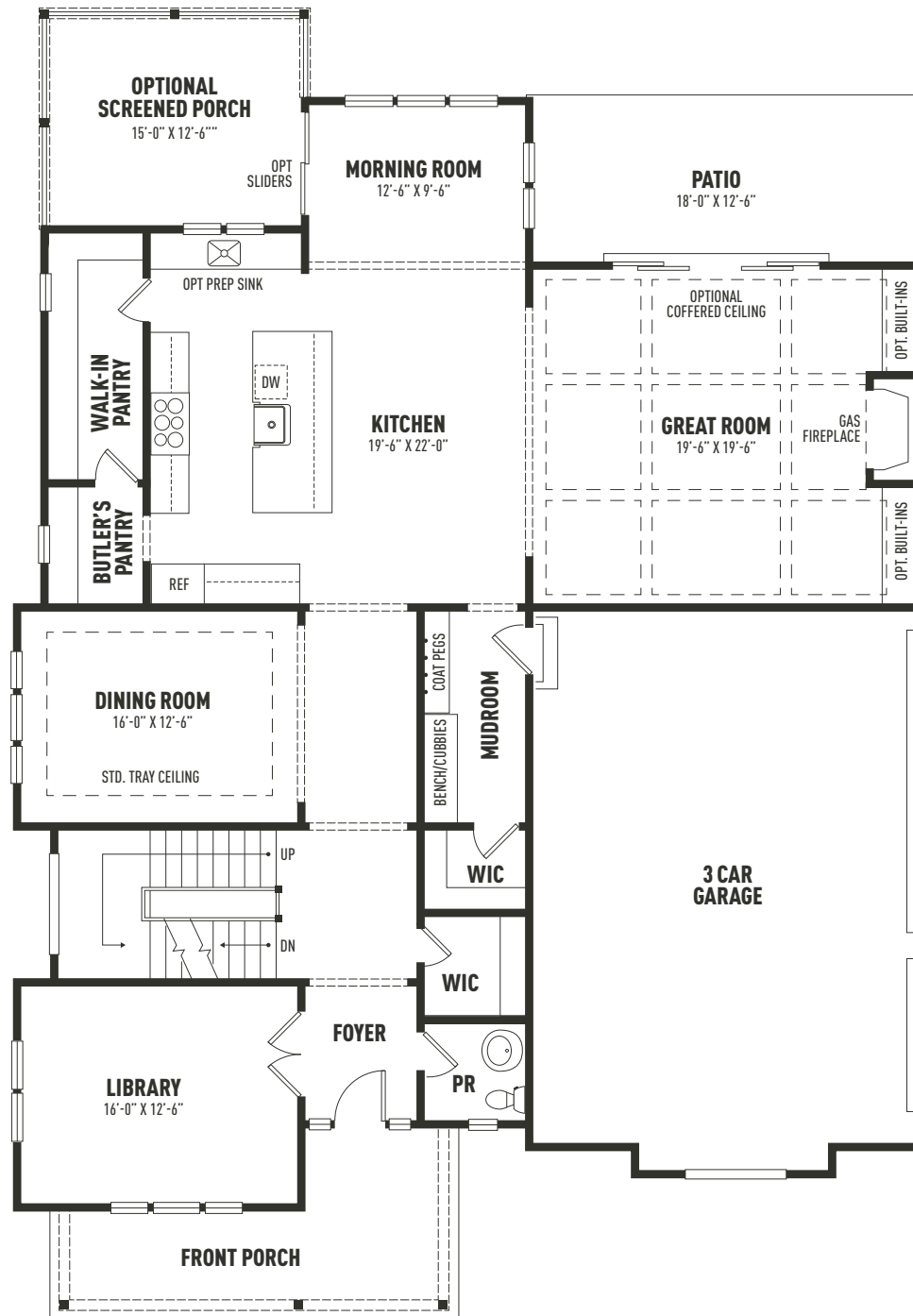
- 92% high efficiency gas heater
- 75-gallon gas hot water heater
- 13-SEER A/C
- 400 AMP service
- Public water and sewer
- Propane gas
- Energy efficient construction:
Poured concrete foundation
Insulated garage doors
- James Hardie cement board siding
- Underground electric, telephone and cable TV

THE BENTLEY DIFFERENCE

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

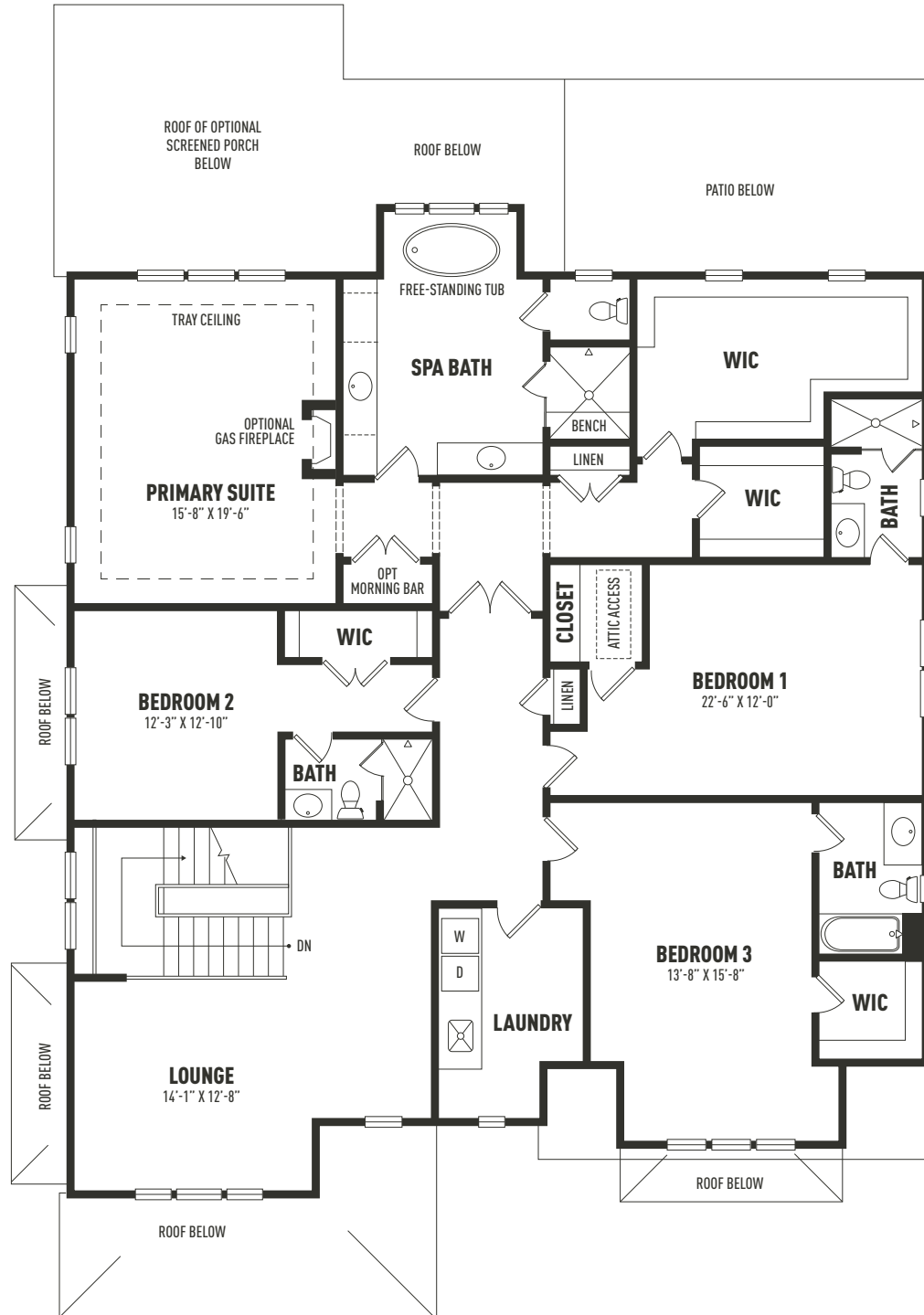
Personalize your home to perfection from a curated designer collection of options and upgrades

IVEN II CUSTOM FIRST FLOOR



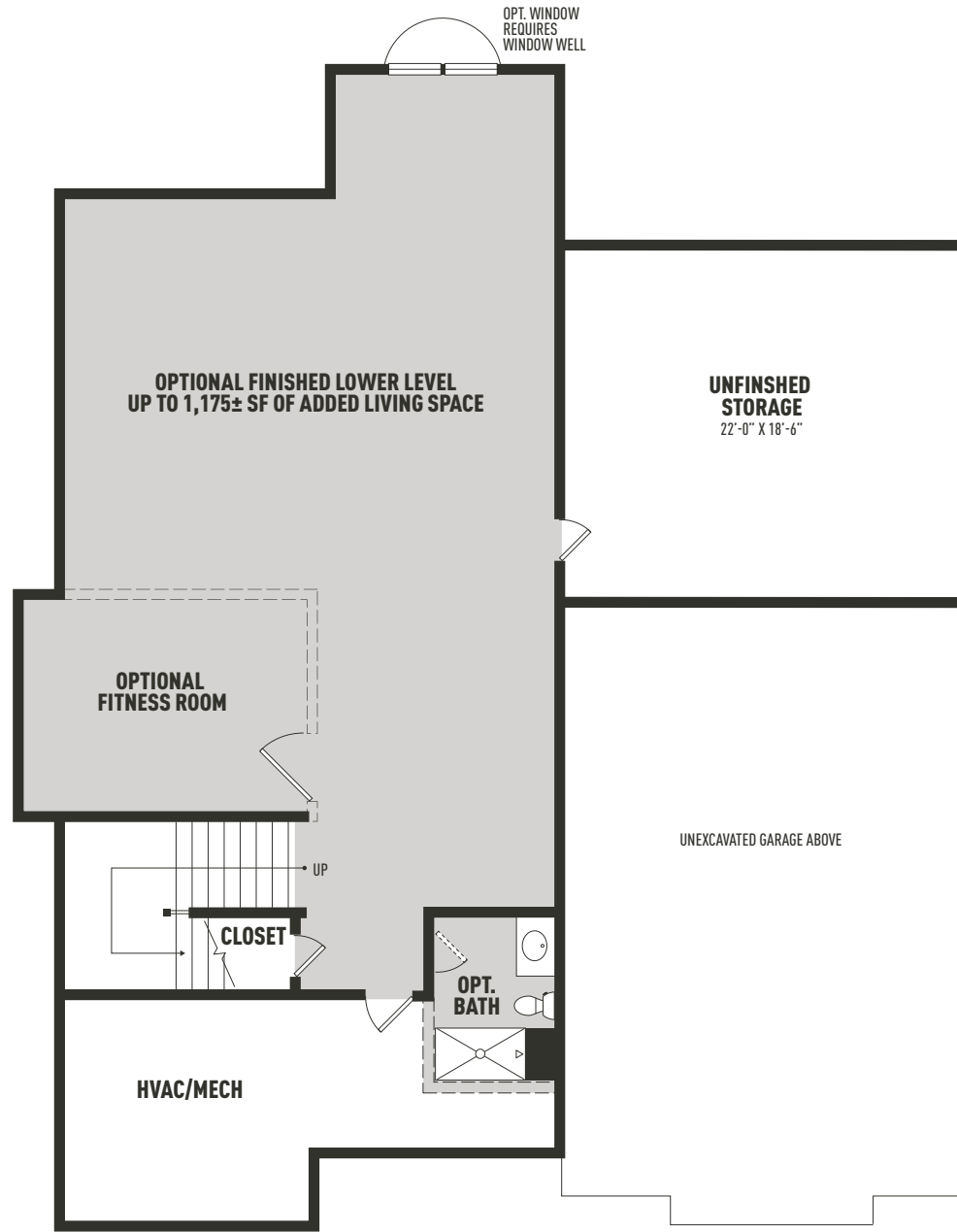
Sketches and illustrations are artist's renderings only. Details, dimensions and colors are subject to change and field variations. All sizes and dimensions are approximate. See sales manager for specifics relating to your home and homesite.

IVEN II CUSTOM SECOND 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.

IVEN II CUSTOM LOWER LEVEL



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Acreage: 1.5



GWYNEDD HEIGHTS

202

309

WELSH RD

LOWER STATE RD

MEETINGHOUSE RD

E MEETINGHOUSE RD

GWYNEDD

EVANS RD

EAST MEETINGHOUSE ROAD
LOWER GWYNEDD TWP

W WELSH RD

SWEEDES FORD RD

Gwynedd
Mercy
University

SUMMERTOWN PIKE

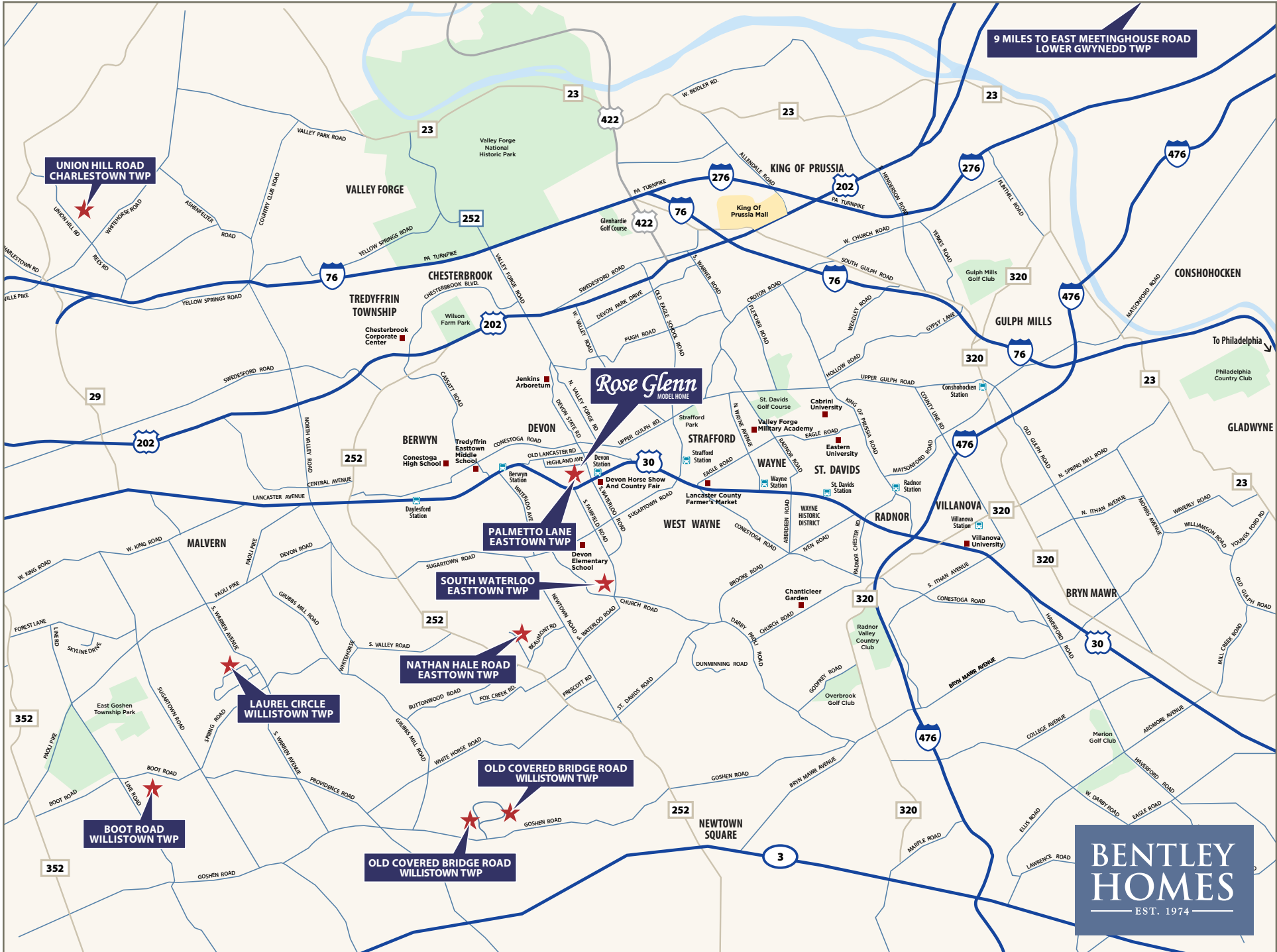
202

PLYMOUTH RD

EVANS RD

309

SPRING HOUSE



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

BOOT ROAD WILLISTOWN TWP

OLD COVERED BRIDGE ROAD WILLISTOWN TWP

BENTLEY HOMES
EST. 1974

— 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	5,204	Available	*\$2,249,900	Immediately
104 Palmetto Lane Devon, PA 19333	0.50	Atlee Custom	4,346	Available	*\$2,695,000	Immediately
105 Palmetto Lane Devon, PA 19333	0.51	Atlee Custom	4,346	SOLD	\$2,501,691	Spring 2026
837 Nathan Hale Road Berwyn, PA 19312	1.0	Chandler Custom	5,235	SOLD	\$2,849,900	Fall 2026
718 South Waterloo Road Devon, PA 19333	1.0	Chandler Custom	5,235	Available	**\$3,179,900	Fall 2026
1344 East Meetinghouse Road Lower Gwynedd, PA 19002	1.5	Iven II Custom	5,044	Available	**\$2,187,900	Winter 2026
39 Old Covered Bridge Road Newtown Square, PA 19073	5.0	Chandler Custom	5,235	Available	**\$3,129,900	Winter 2026

* Completed sale price including premiums, upgrades & options.

** Includes lot premium and options selected to date.



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 5/22/26.



**HOWARD
HANNA**
REAL ESTATE SERVICES

— ROSE GLENN MODELS —

MODEL	SQUARE FOOTAGE	BASE PRICE
Logan	3,685	\$2,299,900
Baldwin	4,039	\$2,349,900
Atlee	4,346	\$2,399,900

— ROSE GLENN SPEC HOME —

ADDRESS & HOMESITE #	ACRE	FLOOR PLAN	SQ. FT.	STATUS	PRICE TO DATE	EST. DELIVERY
104 Palmetto Lane, Devon, PA 19333 #3	0.50	Atlee Custom	4,346±	Available	*\$2,695,000	Immediately

* Completed sale price including premiums, upgrades & options.

— ROSE GLENN HOMESITES —

HOMESITE #	ACRE	PREMIUM
1	0.60	-\$100,000-
2	0.52	Model Home
3	0.50	Spec Home
4	0.53	SOLD
5	0.58	SOLD

— ROSE GLENN HOMESITES —

HOMESITE #	ACRE	PREMIUM
6	0.80	SOLD
7	0.55	-\$0-
8	0.51	SOLD
9	0.48	-\$15,000-
10	0.75	Unavailable



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 5/22/26.



— 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	4,346	Available	*\$2,659,927	Summer 2026

* Includes lot premium and options selected to date.



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 5/22/26.

