# 1344 EAST MEETINGHOUSE ROAD, LOWER GWYNEDD, PA 19002

A Bentley Custom Design

BENTLEY HOMES
EST. 1974

BentleyHomes.com

1344 East Meetinghouse Road
Lower Gwynedd, PA 19002

Model: Logan II Custom
Square Footage: 3,822
4 Bedrooms | 3 Baths | 3 Car Garage
Acreage: 1.5

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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, 3 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:

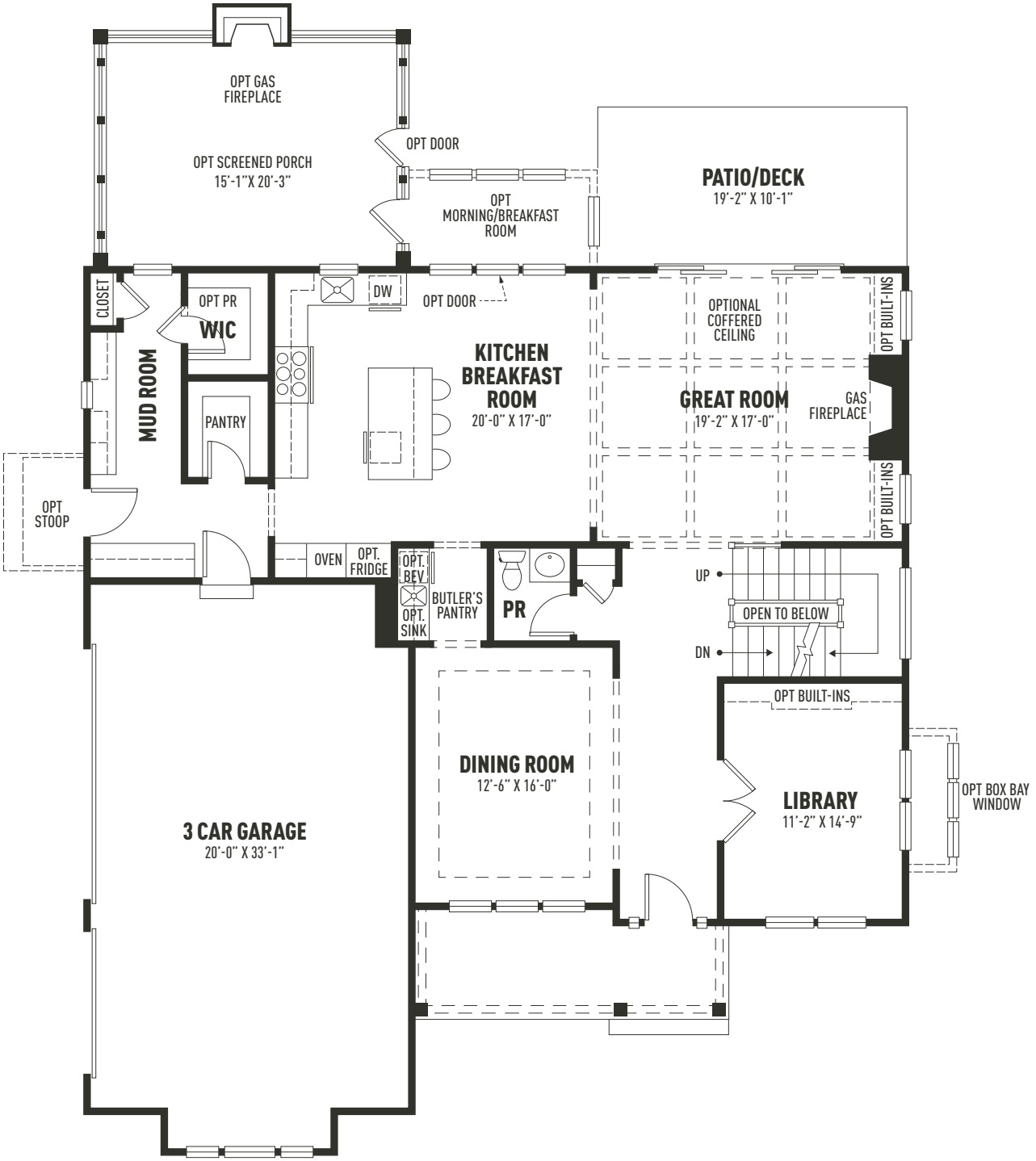
  Poured concrete foundation
  Insulated garage doors
- James Hardie cement board siding
- Underground electric, telephone and cable TV

## THE BENTLEY DIFFERENCE

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

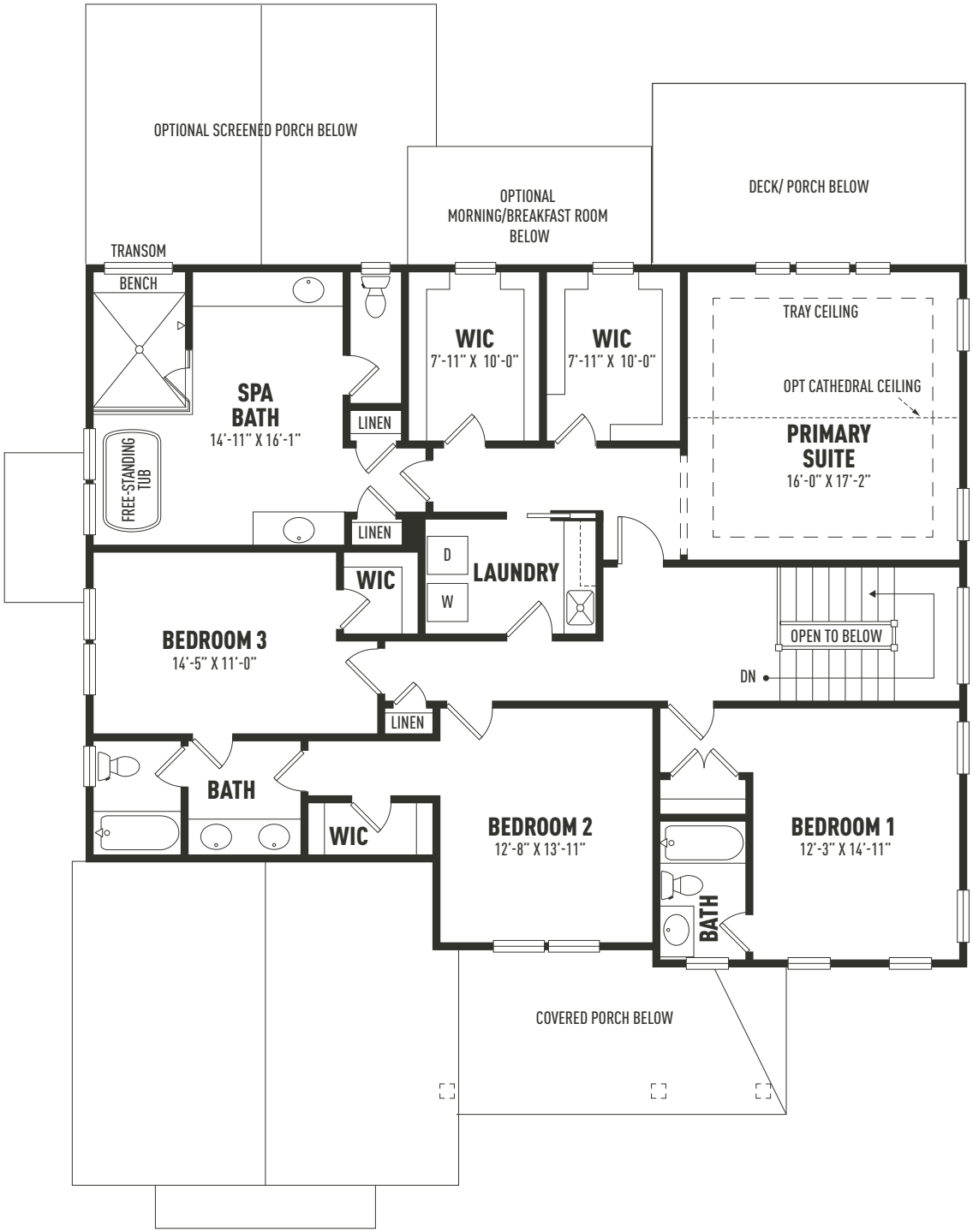
Personalize your home to perfection from a curated designer collection of options and upgrades

# LOGAN 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.*

# LOGAN CUSTOM
# SECOND FLOOR

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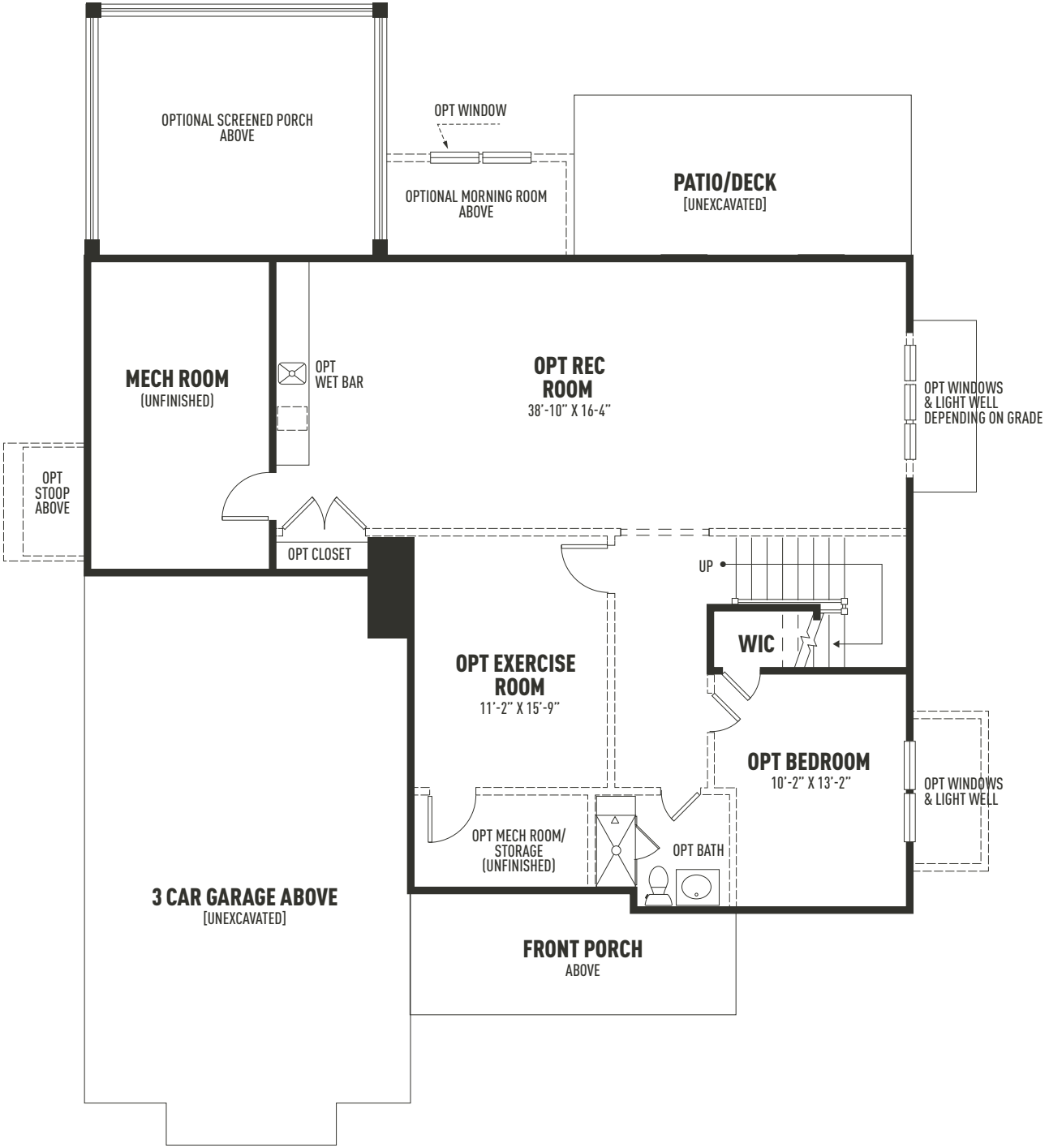
# LOGAN CUSTOM
# LOWER LEVEL

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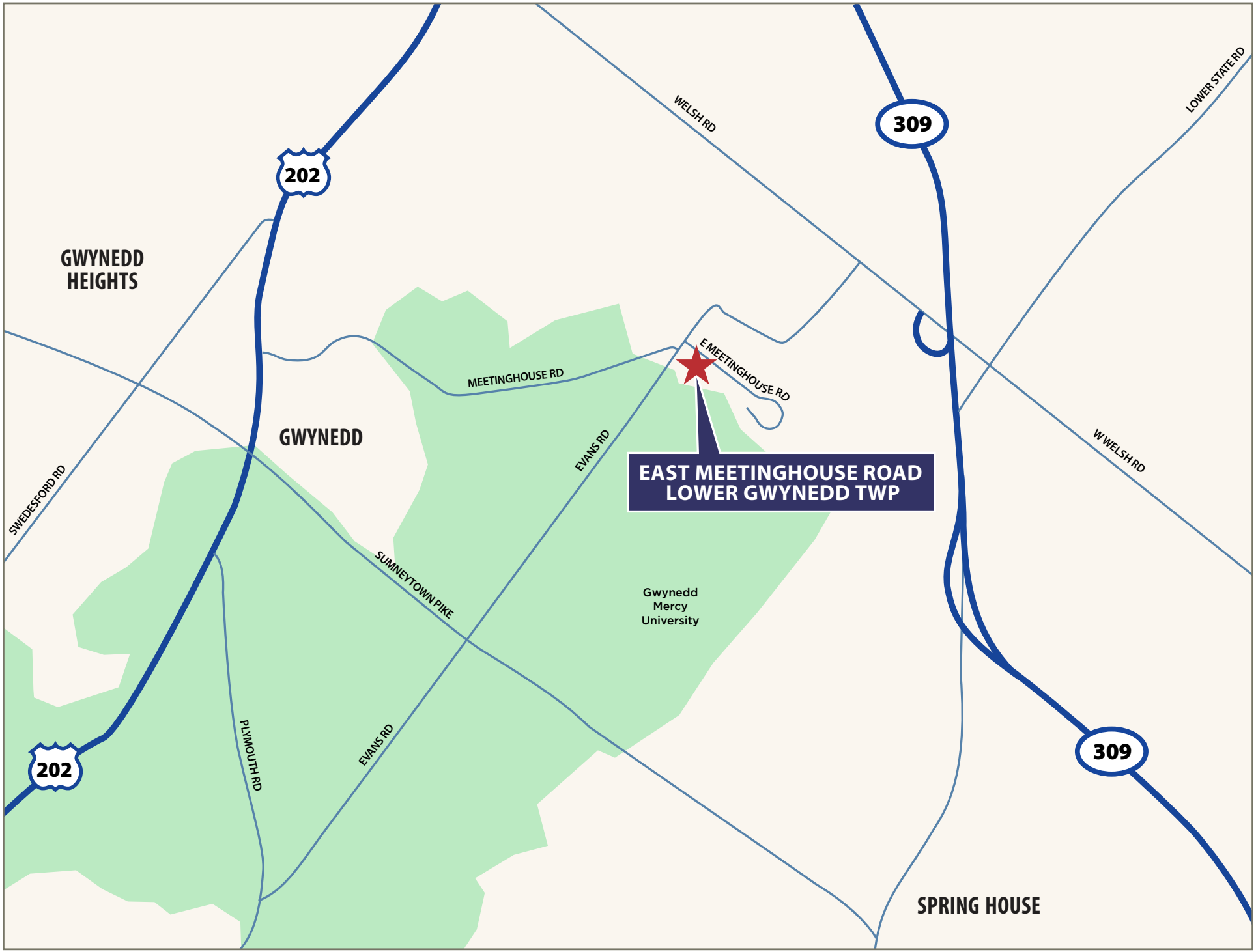
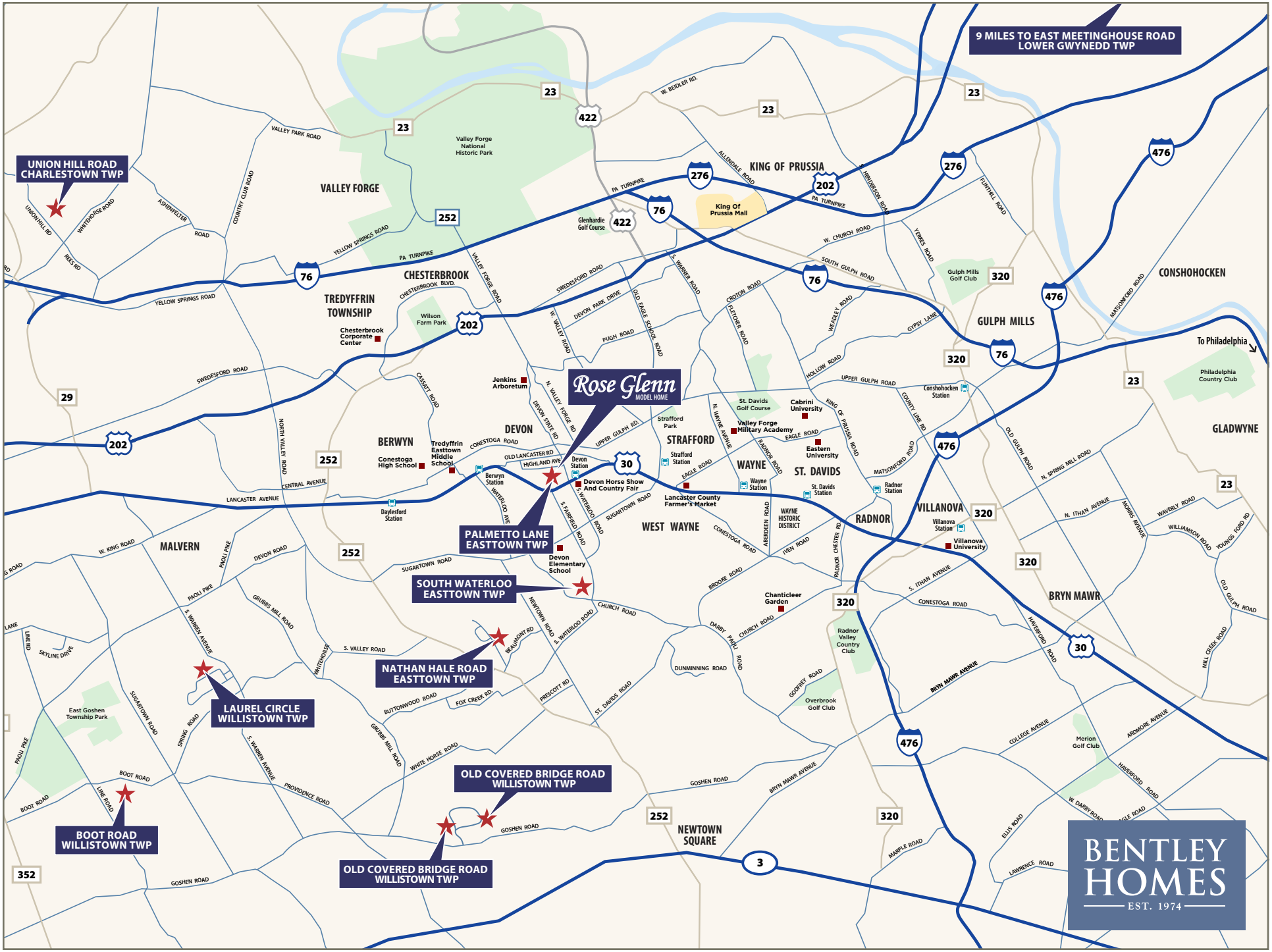
Acreage: 1.5


GWYNEDD HEIGHTS
GWYNEDD
SPRING HOUSE
202
309
WELSH RD
LOWER STATE RD
W WELSH RD
MEETINGHOUSE RD
E MEETINGHOUSE RD
EVANS RD
SWEDESFORD RD
SUMNEYTOWN PIKE
PLYMOUTH RD
Gwynedd Mercy University
EAST MEETINGHOUSE ROAD
LOWER GWYNEDD TWP


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
OLD COVERED BRIDGE ROAD
WILLISTOWN TWP
VALLEY FORGE
KING OF PRUSSIA
CHESTERBROOK
TREDYFFRIN
TOWNSHIP
DEVON
BERWYN
STRAFFORD
WAYNE
ST. DAVIDS
RADNOR
VILLANOVA
WEST WAYNE
MALVERN
BRYN MAWR
GULPH MILLS
CONSHOHOCKEN
GLADWYNE
NEWTOWN
SQUARE
Valley Forge
National
Historic Park
King Of
Prussia Mall
Glenhardie
Golf Course
Wilson
Farm Park
Chesterbrook
Corporate
Center
Jenkins
Arboretum
Tredyffrin
Easttown
Middle
School
Conestoga
High School
Berwyn
Station
Devon
Station
Strafford
Park
Strafford
Station
Wayne
Station
St. Davids
Station
Radnor
Station
Villanova
Station
Conshohocken
Station
Daylesford
Station
Devon Horse Show
And Country Fair
Lancaster County
Farmer's Market
Devon
Elementary
School
Valley Forge
Military Academy
Eastern
University
Cabrini
University
Villanova
University
St. Davids
Golf Course
Gulph Mills
Golf Club
Chanticleer
Garden
Radnor
Valley
Country
Club
Overbrook
Golf Club
Merion
Golf Club
Philadelphia
Country Club
East Goshen
Township Park
WAYNE
HISTORIC
DISTRICT
Cassatt Road
Valley Park Road
Country Club Road
Ashenfelter
Road
Whitehorse Road
Union Hill Rd
Rees Rd
Yellow Springs Road
Swedesford Road
Chesterbrook Blvd.
Valley Forge Road
W. Valley Road
Devon Park Drive
Pugh Road
Old Eagle School Road
S. Warner Road
Croton Road
Fletcher Road
Weadley Road
Gypsy Lane
Hollow Road
Upper Gulph Road
W. Church Road
South Gulph Road
Terres Road
Tunnyhill Road
Matsonford Road
County Line Rd
King of Prussia Road
Eagle Road
Radnor Road
Matsonford Road
Old Gulph Road
N. Spring Mill Road
N. Ithan Avenue
Waverly Road
Morris Avenue
Williamson Road
Youngs Ford Rd
Old Gulph Road
Mill Creek Road
Haverford Road
College Avenue
Ardmore Avenue
W. Darby Road
Ellis Road
Lawrence Road
Maple Road
Bryn Mawr Avenue
S. Ithan Avenue
Conestoga Road
Brooke Road
Church Road
Darby Paoli Road
Dunmanning Road
Godfrey Road
Abbeden Road
Iven Road
Radnor Chester Rd
Newtown Road
S. Waterloo Road
S. Fairfield Road
Sugartown Road
Devon Road
Paoli Pike
W. King Road
Grubbs Mill Road
S. Warren Avenue
Whitehorse
S. Valley Road
Buttonwood Road
Fox Creek Rd.
Prescott Rd
St. Davids Road
Beaumont Rd
Skyline Drive
Line Rd
Spring Road
Boot Road
Line Road
Providence Road
White Horse Road
Goshen Road
Gris Mill Road
Old Lancaster Rd
Highland Ave
Devon State Rd
N. Valley Forge Rd
N. Wayne Avenue
Upper Gulph Rd.
Eagle Road
Central Avenue
Lancaster Avenue
W. Beidler Rd.
Allendale Road
Jeffersonson Road
PA Turnpike
Valley Park Road
Yellow Springs Road
Swedesford Road
Devon Park Drive
Old Eagle School Road
Croton Road
Fletcher Road
Weadley Road
Gypsy Lane
Hollow Road
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Matsonford Road
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Darby Paoli Road
Dunmanning Road
Godfrey Road
Abbeden Road
Iven Road
Radnor Chester Rd
Newtown Road
S. Waterloo Road
S. Fairfield

# — AVAILABLE CUSTOM HOMES —

| ADDRESS | ACRE | FLOOR PLAN | SQ. FT. APPROX. | STATUS | PRICE TO DATE | EST. DELIVERY |
|---|---|---|---|---|---|---|
| 718 South Waterloo Road<br>Devon, PA 19333 | 1.0 | Chandler Custom | 5,082 | Available | **$3,179,900 | Spring 2027 |
| 1344 East Meetinghouse Road<br>Lower Gwynedd, PA 19002 | 1.5 | Logan II Custom | 3,822 | Available | **$1,995,900 | Spring 2027 |
| 39 Old Covered Bridge Road<br>Newtown Square, PA 19073 | 5.0 | Atlee Custom | 4,448 | Available | **$2,995,000 | Spring 2027 |
| 107 Palmetto Lane<br>Devon, PA 19333 | 0.55 | Logan Custom | 4,014 | Available | **$2,499,900 | Spring 2027 |
| 837 Nathan Hale Road<br>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 11/4/26.*

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 11/4/26.*

HOWARD HANNA REAL ESTATE SERVICES

## — AVAILABLE CUSTOM HOMES —

| ADDRESS | ACRE | FLOOR PLAN | SQ. FT. APPROX. | STATUS | PRICE TO DATE | EST. DELIVERY |
|---|---|---|---|---|---|---|
| 10 Laurel Circle<br>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 11/4/26.*

KELLERWILLIAMS REAL ESTATE

## — AVAILABLE CUSTOM HOMES —

| ADDRESS | ACRE | FLOOR PLAN | SQ. FT. APPROX. | STATUS | PRICE TO DATE | EST. DELIVERY |
|---|---|---|---|---|---|---|
| 2110 Union Hill Road<br>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 11/4/26.*

THE MEGHAN CHORIN TEAM
COMPASS