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1344 EAST MEETINGHOUSE ROAD, AMBLER, PA 19002  
A Bentley Custom Design

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BentleyHomes.com



1344 East Meetinghouse Road  
Ambler, 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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Ambler, PA 19002



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## SIGNATURE APPOINTMENTS

1344 East Meetinghouse Road  
Ambler, 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

## SIGNATURE APPOINTMENTS

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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

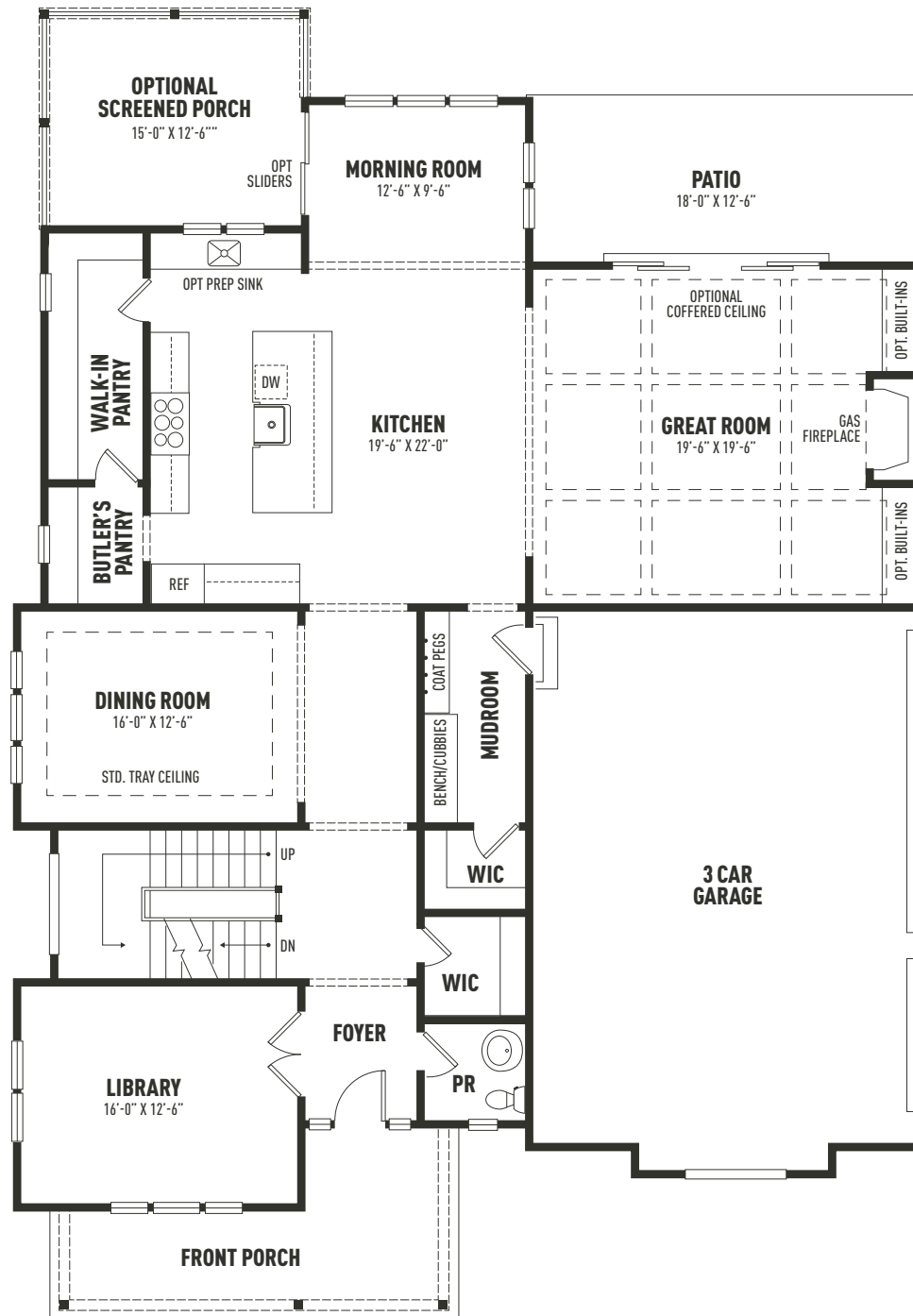
- 92% high efficiency gas heater
- 75-gallon gas hot water heater
- 13-SEER A/C
- 400 AMP service
- Public water and sewer
- Propane gas
- Energy efficient construction:  
Poured concrete foundation  
Insulated garage doors
- James Hardie cement board siding
- Underground electric, telephone and cable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

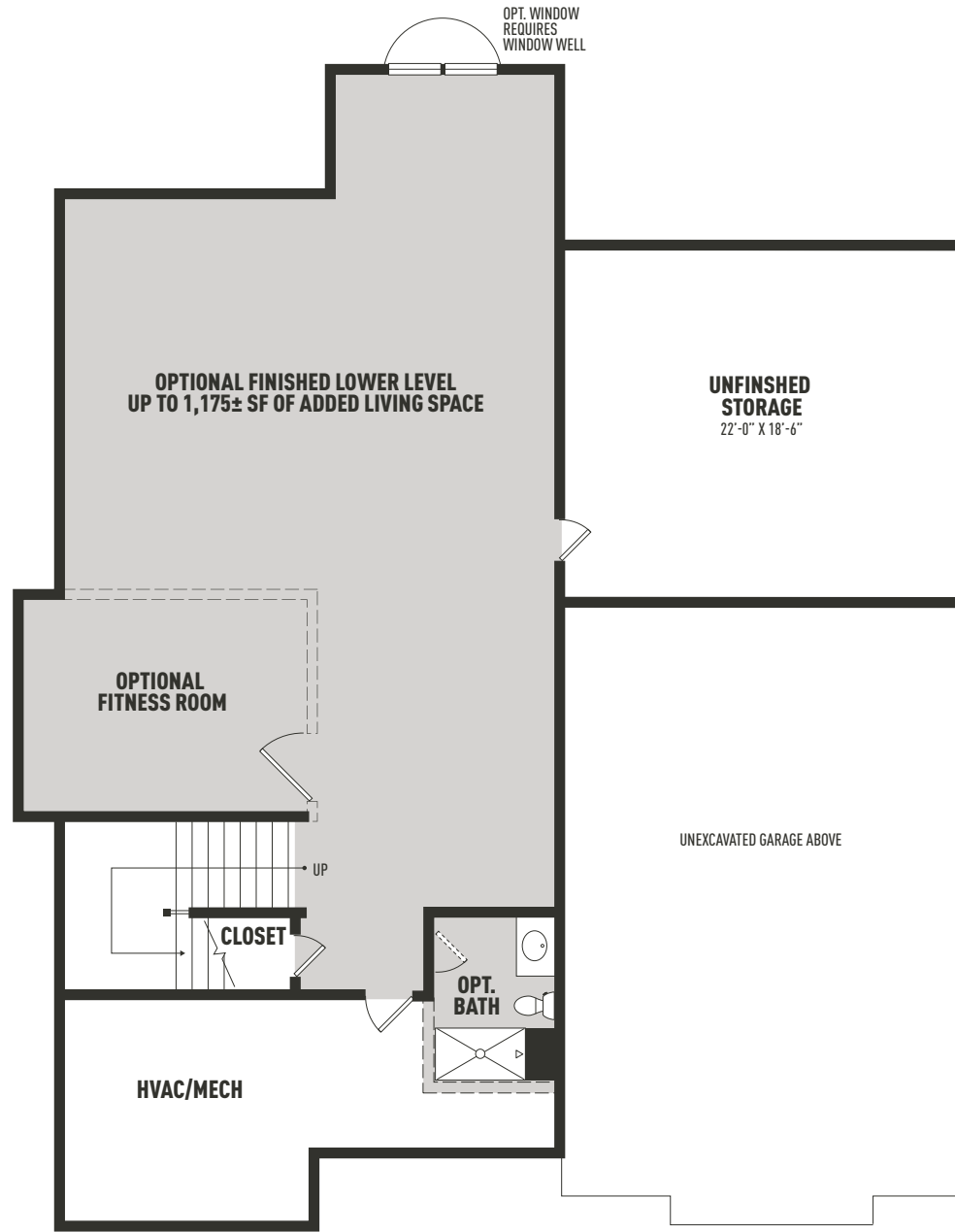
# IVEN II CUSTOM FIRST FLOOR



*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.*



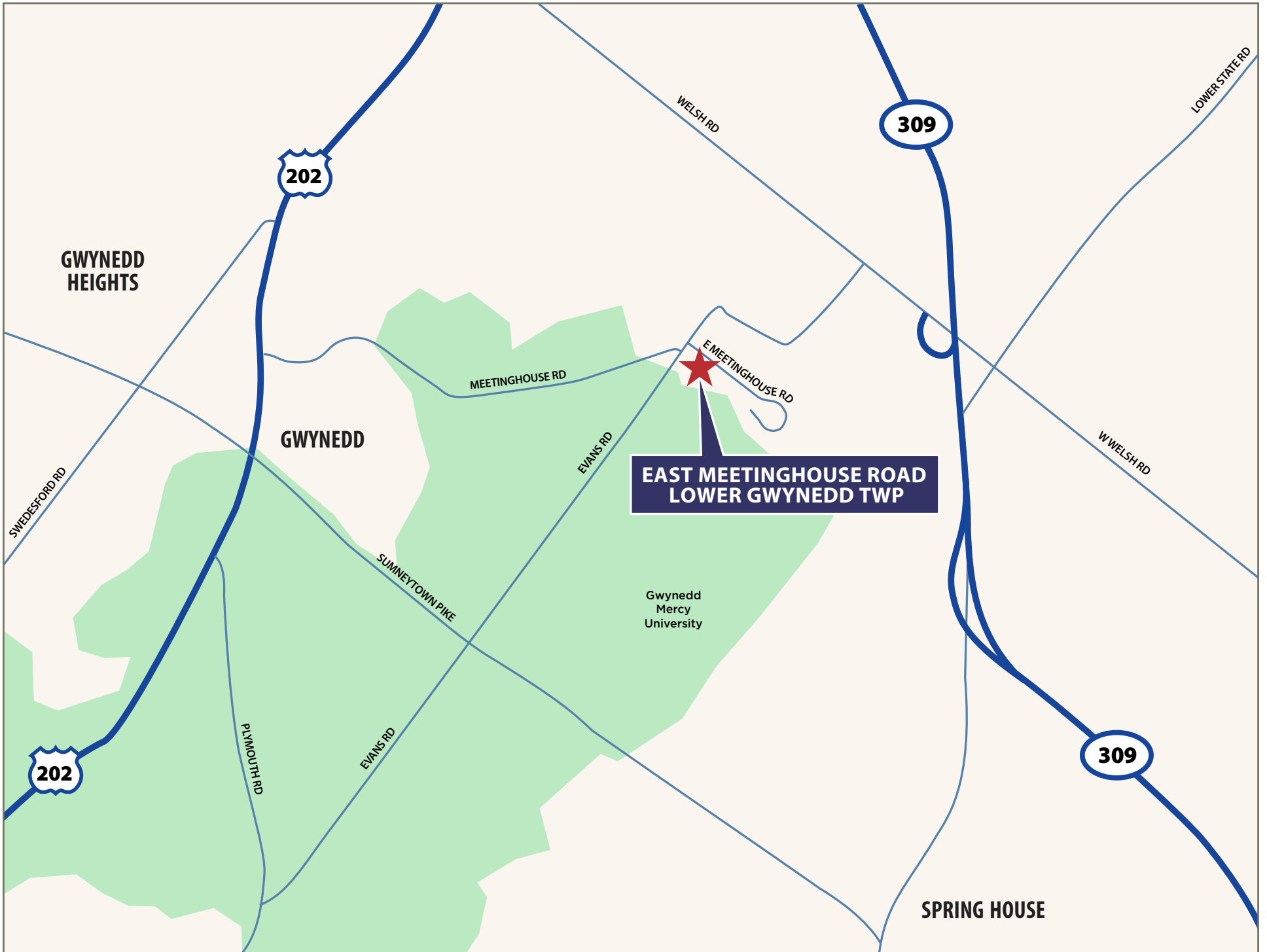
# IVEN II CUSTOM LOWER LEVEL



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Acreage: 1.5



GWYNEDD HEIGHTS

202

309

LOWER STATE RD

WELSH 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

SKYLINE DRIVE  
WILLISTOWN TWP

LAUREL CIRCLE  
WILLISTOWN TWP

OLD COVERED BRIDGE ROAD  
WILLISTOWN TWP

PALMETTO LANE  
EASTTOWN TWP

SOUTH WATERLOO  
EASTTOWN TWP

NATHAN HALE ROAD  
EASTTOWN TWP

PRESCOTT ROAD  
EASTTOWN TWP

DUNMINNING ROAD  
NEWTOWN TWP

IVEN AVENUE  
RADNOR TWP

LIMBERLOST LANE  
LOWER MERION TWP

Rose Glenn  
MODEL HOME

**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	*\$2,299,900	Immediately
104 Palmetto Lane Devon, PA 19333	0.50	Atlee Custom	4,346	Available	*\$2,786,230	Immediately
105 Palmetto Lane Devon, PA 19333	0.51	Atlee Custom	4,346	<b>SOLD</b>	*\$2,501,691	Spring 2026
837 Nathan Hale Road Berwyn, PA 19312	1.0	Chandler Custom	5,235	<b>SOLD</b>	*\$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 Amler, 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	<b>RESERVED</b>	*\$3,129,900	Winter 2026



**FOR ADDITIONAL INFORMATION**

Please contact: Art Herling 215-431-3944 (mobile) | [Art@Howardhanna.com](mailto:Art@Howardhanna.com)  
 Nicole Rymer 610-553-3530 | [NRymer@bentleyhomes.com](mailto:NRymer@bentleyhomes.com) | visit [bentleyhomes.com](http://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 4/7/26.*



— 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	*\$2,786,230	Immediately

\* Includes lot premium and options selected to date.

— ROSE GLENN HOMESITES —

HOMESITE #	ACRE	PREMIUM
1	0.60	<b>RESERVED</b>
2	0.52	Model Home
3	0.50	Spec Home
4	0.53	<b>SOLD</b>
5	0.58	<b>SOLD</b>

— ROSE GLENN HOMESITES —

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



**FOR ADDITIONAL INFORMATION**

Please contact: Nicole Rymer 610-553-3530  
[NRymer@bentleyhomes.com](mailto:NRymer@bentleyhomes.com) | visit [bentleyhomes.com](http://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 4/7/26.*



— 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](mailto:Bill@billmcgarrigleteam.com) | visit [bentleyhomes.com](http://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 4/7/26.*

