

# LUXURY LIVING AT A PREMIER LOCATION



Set on 43 impeccably landscaped acres in Royersford, Montgomery County, Walnut Crossing is central to all major corporate and pharmaceutical centers along the Route 202 corridor.

Located just minutes from the Pennsylvania Turnpike, Schuylkill Expressway, and Route 422, our community offers easy access to the sophisticated shopping malls in King of Prussia and the unparalleled recreational facilities of historic Valley Forge National Park.

## LUXURY AMENITIES & STANDARD FEATURES

ONE AND TWO BEDROOM APARTMENTS AND THREE BEDROOM TOWNHOMES

### STANDARD FEATURES

- 1 & 2 bedroom apartments and 3 bedroom townhomes
- Full-size washer and dryer in each apartment home
- Gourmet kitchens featuring Whirlpool® appliances
- Energy efficient dishwasher
- Over-the-range microwave oven
- Self-cleaning oven
- Spacious floor plans
- Generous closet space
- Private, covered patio or balcony
- Inviting gas fireplace
- Individually controlled gas heat & hot water
- Individually controlled central air conditioning
- Wall-to-wall carpeting
- Ceramic tiled bathrooms
- Custom 2" blinds and vertical blinds
- Insulated steel front doors with peep holes
- Convenient secure mailboxes
- Six-foot insulated CertainTeed™ thermopane windows
- CertainTeed™ Insulation, R-19 and R-30 in walls & ceilings
- Comcast available

### OPTIONAL FEATURES

- Cathedral ceilings
- Walk-in closets
- Eat-in kitchens
- Large breakfast bar

### AMAZING LOCATION AND LIFESTYLE

- Ample parking in a well-lit community
- Beautifully landscaped grounds nestled in a country setting
- New modern clubhouse
  - Free Wi-Fi
  - Beautiful gas fireplace
  - Coffee bar
- Fitness Center
  - Individual paramount weight training equipment
  - Precor cardiovascular equipment
  - CardioTheatre®
- Recreational area featuring: Resort style swimming pool, tennis court & playground
- Responsive and professional on-site management
- **AT YOUR SERVICE** maintenance 24/7
- Interactive resident hub providing enriched social networking opportunities, direct communication with management and convenient online rental payment
- Excellent location, walking distance to shopping and dining and convenient to major highways including Routes 422, 202, I-76 and I-476, and the Philadelphia Premium Outlets and the Valley Forge Conference Center



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