

# PROPERTY

## Homes for Sale Coming to King of Prussia

Toll Brothers takes the Village at Valley Forge on the next step towards living up to its name with a 132-unit condo development.

By [Sandy Smith](#) | July 1, 2016 at 6:59 am

It's the dream of more than a few urbanites I know to live right next door to a Wegmans. Even better: owning their own place next door to one. Starting early next year, these people will be able to get their heart's desire courtesy Toll Brothers City Living, which broke ground this month on the first buildings of a 132-unit condominium development.

All they'll have to do is move to King of Prussia.

The Brownstones at the Village at Valley Forge, as Toll is calling it, is the first for-sale residential development in King of Prussia in many years and the only one that will be in the middle of what's shaping up to be its first truly walkable mixed-use community. That's right: living next door to a Wegmans here means you step out your door and walk over to the store, no driving involved.

And if you happen to be employed at the Children's Hospital of Philadelphia's new clinic in K of P, you'll have it made in the shade, for it's a very short walk in the opposite direction.

Plus, said Toll Brothers City Living Division President **Brian Emmons**, "all the cool shops are just a few minutes away."

The Brownstones will be similar in plan to the 2400 South condominium Toll built in Graduate Hospital's western reaches two years ago: each four-story building will contain two three-bedroom, two-and-a-half bath condominium units. The lower units will offer optional basements, while the upper ones introduce something new to King of Prussia: optional roof decks. All of the units will have outdoor living space in the form of rear balconies.

Work on the first six units, including the two sales models, is now under way; Emmons said Toll Brothers expects to complete these units by October, when the development will

go on the market. Work on the next 18 units should begin by then and be complete by early 2017, with more units coming on line as the project progresses.

The Brownstones is one more piece in [the larger plan](#) spearheaded by the King of Prussia District to introduce more walkable urban environments into the mix of uses in the Philadelphia region's largest edge city.