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APARTMENTS AT SANATOGA GREENE



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Convenience,
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APARTMENTS AT SANATOGA GREENE



Offering Comfort, Convenience, and Community



By Kathy Hunt

Moving can be tough. Sometimes, people move for positive reasons — someone is heading off to college, starting a new job, or involved in a serious relationship. Other times, less positive factors, such as job loss, the end of a relationship, or a family crisis, make the transition from one location and apartment to another a bit more challenging.

Factor in sustained demand and fierce competition and, no matter what the reason for moving is, stress levels rise. According to a September 2025 market report from SVN Imperial Realty, apartment vacancy rates in Montgomery County were 5.2 percent and under five percent in Lehigh County. These rates reflect the rental trend in Southeastern Pennsylvania for high renewals and low vacancy rates.

WHAT'S INSIDE EACH TYPE OF APARTMENT?

Whether looking at a studio or one- or two-bedroom apartment at the Apartments at Sanatoga Greene, you can anticipate having either a balcony or private patio, granite kitchen countertop, stainless steel kitchen appliances, two-tone kitchen cabinets, oversized windows, and wood-style, vinyl planks on the floor. One- and two-bedroom units contain a laundry room with a washer and dryer. All possess a bathroom and kitchen. Two-bedroom apartments feature two bathrooms.

As you might expect, apartment sizes vary. In a studio, expect 685 square feet. For a one-bedroom, sizes go from 835 square feet to 995 square feet. Two-bedroom apartments range from 1,224 square feet up to 1,329 square feet.

Prices likewise vary. One-bedrooms start at \$1,937 per month and go up to \$2,206. Two-bedroom apartments begin at \$2,304 and peak at \$2,838 per month. Pricing was not available for a studio. Note that rents may have increased by the time of publication. Please contact the leasing office for the current rates.



Today, finding an apartment — never mind an apartment in an area that feels safe, convenient, and welcoming — can seem like an impossible task. Fortunately for apartment hunters searching along the Route 422 corridor, the Apartments at Sanatoga Greene offers security, convenience, and a sense of community. Located at 1001 Dylan M. Engel Way in Sanatoga, and adjacent to Route 422, the new complex provides yet another coveted thing, openings for studios and one or two-bedroom apartments.

Groundbreaking for the Lower Pottsgrove Township complex took place on December 16, 2021. Partners from Castle Sanatoga, LLC, H&K Group Inc. of Skippack, and Lincoln Property Company, now known as Willow Bridge Property Company, were in attendance. Willow Bridge, formerly Lincoln Property, is the management company for the Apartments at Sanatoga Greene.

As stated in a December 14, 2021, press release from Lincoln Property, the location “provides easy access to employment, shopping, restaurant, retail, and institutional and recreation centers both within the immediate area and surrounding region. It is also within walking distance to nearby Philadelphia Premium Outlets

(featuring 150 national brands and 550,000 SF of retail), Costco and a 60-acre park featuring a 9-acre lake.”

From the apartment complex, it’s only a five-minute walk to SEPTA’s 93-line bus stop, 10-minute walk to Sanatoga Memorial Park, and a three-minute drive to the Philadelphia Premium Outlets. Talk about convenience!

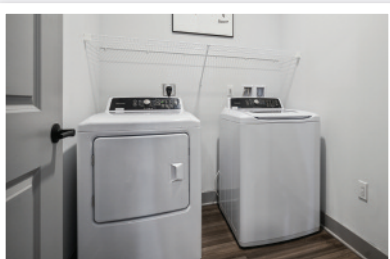
The first units opened in the fall of 2022. Today, the Apartments at Sanatoga Greene has a total of 310 units. The complex consists of 15 studio apartments, 55 one-bedroom units with dens, 120 one-bedroom units without dens, 40 two-bedroom apartments with dens, and 80 two-bedroom apartments without dens.

Comfort, convenience, and quality of life

Studies indicate that along with safety and convenience, renters look for apartments that promote a good quality of life. Apartments with laundry facilities and reliable WiFi rank high with renters. So do pet-friendly buildings and ample green space. At the Apartments at Sanatoga Greene, residents receive all of this and more.

Among the additional perks of living at the Apartments are a pet spa, yoga room, fitness center, two pickleball courts, two bocce courts, a basketball court, a heated saltwater pool, and a conference center. There is also a dog park on site. Currently under renovation, the remodeled park will feature dog agility equipment, including a teeter totter.

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Note that cats and dogs are welcome. However, there is a restriction on certain dog breeds that are known to be large and/or aggressive. Dobermans, bulldogs, American pit bulls, American Staffordshire terriers, Chows, Siberian Huskies, Malamutes, German Shepherds, Akitas, Great Danes, and wolf hybrids are not permitted.

So that residents can meet neighbors and become friends in a casual, fun environment, the Apartments at Sanatoga Greene hosts monthly events. In February, it provided flowers for Valentine's Day so that people could stop by and make their own bouquets. March saw parties devoted to March Madness and St. Patrick's Day while April promises an Easter egg hunt.

"We have a strong sense of community," said Brian Bailey, the Apartments' property manager. "This is a place where neighbors get to know each other. They meet up for daily talks in our clubhouse, grill outside on our outdoor grills, share a meal at one of the picnic tables on the property, or just hang out in the lobby and talk."

Bailey noted that nearby trails lead residents to a nine-acre pond that is stocked with bass and catfish. "I can't wait for it to open. I'm going to take my son, who's only three, down there to go fishing," he said.

Perhaps less exciting than parties, parks, and ponds but no less important is the abundance of outdoor parking as well as garages for rent. Cost of renting a garage is \$225 per month. Note that there is no size restriction on the vehicles. Electric vehicle (EV) charging stations are available at six different locations around the property, with 12 charging ports in all.



A great team means great experiences for renters

THE TEAM

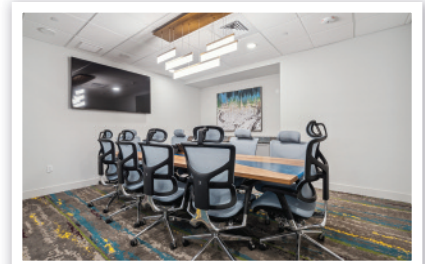


L to R: Lichelbis Rios, Jonathan Green, Anthony Sciarrotta, Mary Punsalan, and Brian Bailey

During his one-year tenure as property manager at the Apartments at Sanatoga Greene, Bailey has worked to implement change and build a true sense of community there. "I have a firm open-door policy. You can come, talk to me or my assistant manager, Jamie Mack, and express your issues. We'll work through them together," he said. "The whole feeling of a community is so important. We're not just another apartment. We're home and somewhere where neighbors get to know each other. We have real community instead of just general apartment living."

Bailey credited his team for assisting in the community-building efforts. Along with assistant property manager Jamie Mack, Mary Punsalan is the Apartments' leasing agent. Jonathan Green started in June 2025 as the maintenance supervisor. Since then, the Apartments has won a Keystone Award for maintenance and exterior appearance from the Pennsylvania Apartment Association (PAA), Bailey said.

Lichelbis Rios is the maintenance technician who keeps the property running and handles maintenance tickets within a day.



"We don't keep lingering tickets and he's the direct reason for that," Bailey said. Maintenance is available 24-7 to respond to maintenance emergencies, he and Jonathan Green share on-call duty.

Anthony Sciarrotta, the groundskeeper, is the final team member. "Anthony's the reason the property looks beautiful. He's our go-to guy," Bailey said. "My whole team is phenomenal and I'm very proud of them."



Tours, promotional events, and other considerations

For anyone interested in learning more about the Apartments at Sanatoga Greene, Bailey encouraged scheduling a tour. Prior to the tour, there will be a brief meeting with leasing agent Mary Punsalan. Prospective renters can either call 484.946.5300 or email on the Apartments' "Contact Us" website page to set up an appointment.

Bailey stated that those who have toured the Apartments and then filled out an online application within 48 hours of the tour can expect to have half of their \$450 amenity fee waived. Amenities include the aforementioned yoga room, pool, fitness center, dog park, and more. Bailey is currently speaking with a personal training about holding yoga classes on site. He hopes to have something in place by mid-spring of this year, further adding to the list of activities on offer.

Recognizing the positive impact of local businesses, the Apartments at Sanatoga Greene has a Preferred Employer Program for employees of local companies such as the pharmaceutical company GSK (Glaxo-SmithKline) and the State Correctional Institution at Graterford. If prospective renters work for these specific employers, at local factories, or in law enforcement

or medical fields, they will not pay the \$75 application fee. Also, the usual security deposit of \$750 will be reduced to \$99.

In terms of the population, the community is diverse and comprised of folks at all stages of life, including single people, couples, families, and empty nesters. Renters must be 18 years or older.

Rental applications are available online at www.apartmentsatsanotogagreene.com. On the homepage, click on "Applicants" on the right top corner. This will lead you to an online leasing page, which then prompts users to register for free.

Those interested in renting at the Apartments at Sanatoga Greene will need to meet specific financial requirements. These include income verification and a minimum credit score, which is usually 650. Applicants must also pass a background security screening and have a positive rental history. Depending on the results from the background check, the normal security deposit of \$750 may be higher. Additionally, prospective renters must hold a valid form of identification, such as a driver's license or passport, and a social security card or individual tax payer identification number (ITIN).

